



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## REGULAR MEETING AGENDA Town of Dover Town Hall December 3, 2024 at 7:00PM

**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 Star Ledger on January 2, 2024, and published in the Record and Ledger on January 5, 2024 and was sent to the Citizen on February 2, 2024 and published in the Citizen on February 7, 2024. Notice was also posted on the Bulletin Board of the Municipal Building.” 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 notice is on file with the Municipal Clerk.

**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:

<b>Name</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Council Member Estacio			
Council Member Rodriguez			
Council Member Ruiz			
Council Member Santana			
Council Member Scarneo			
Council Member Tapia			
Council Member Toro			
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 25-2024 An Ordinance of the Mayor and Town Council Establishing a Minimum and Maximum Range of Salary and Compensation for Certain Titles of Officers and Employees of the Town of Dover
- b. Ordinance 26-2024 An Ordinance of the Town of Dover, County of Morris, New Jersey, Authorizing the Mayor and Town Clerk to Execute an Amended, Restated and Extended Financial Agreement with Mill Pond Towers for Property Shown on the Official Tax Map of the Town of Dover as Block, 1201, Lot 6.02

**J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION**

- c. Ordinance 24-2024 An Ordinance of the Mayor and Town Council Amending Section 236-89 Through and Including 236-96, Article VIII, Entitled “Tree Removal” of the Code of the Town Of Dover To Replace it With A New Chapter 236 Article VIII, Chapter 236 Section 236-89 Through And Including 236-98 Entitled “Tree Protection and Preservation” to Regulate the Cutting Of Trees

**d. K) APPROVAL OF BILLS**

- a. Resolution 287-2024 Approval of Bills List

**L) APPROVAL OF RESOLUTIONS**

**1) CONSENT AGENDA RESOLUTIONS**

- a. Resolution 288-2024 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 289-2024 Approving Taxicab Driver Licenses
- c. Resolution 290-2024 Approving a Social Affair Permit
- d. Resolution 291-2024 Authorizing Tax Lien Redemption
- e. Resolution 292-2024 Authorizing Submission of NJDOT Grant Application for the Local Freight Impact Fund (LFIF) for the Richboynton Road Improvements Project

**2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION**

- a. Resolution 293-2024 Approving Tax Appeal Settlement for Block 603, Lot 3
- b. Resolution 294-2024 Approving Tax Appeal Settlement for Block 615, Lot 1
- c. Resolution 295-2024 Authorizing a Purchase through the Morris County Cooperative for a 2025 Ford F-350 4WD Regular Cab Truck
- d. Resolution 296-2024 Authorizing a Purchase through the ESCNJ Contract a for a 2024 Ford F-550 Dual Rear Wheel Regular Cab Truck
- e. Resolution 297-2024 Authorizing a Transfer of Current Fund Appropriations
- f. Resolution 298-2024 Authorizing the Award of a Required Disclosure Contract with Office Concepts Group, Inc.
- g. Resolution 299-2024 Declaring Certain Property in the Town a Non-Condemnation Area in Need of Redevelopment
- h. Resolution 300-2023 Declaring a Certain Area Shown on the Official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4, and 5 a Condemnation Area in Need of Redevelopment
- i. Resolution 301-204 Designating Alpha Investments, LLC as Redeveloper of Certain Property in the Town and Authorizing the Execution of a Redevelopment Agreement with Alpha Investments, LLC for Redevelopment of Certain Property in the Town

- j. Resolution 302-2024 Approving the Memorandum of Agreement between the Town of Dover and OPEIU Local 32

**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. 25-2024

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

**BE IT ORDAINED** by the Governing Body of the Town of Dover, County of Morris, State of New Jersey that Chapter 72 “Salaries and Compensation” of the Code of the Town of Dover be and is hereby amended to be in effect for the full calendar years of 2024 and 2025 provided as follows:

#### CHAPTER C.

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

Position	Minimum	Maximum
Accounting Assistant	\$ 50,000.00	\$ 75,000.00
Accounting Assistant PT	\$ 28.00	\$ 42.00
Account Clerk	\$ 45,000.00	\$ 70,000.00
Administrative Clerk	\$ 45,000.00	\$ 70,000.00
Administrative Clerk/Registrar of Vital Statistics	\$ 60,000.00	\$ 80,000.00
Analyst Trainee	\$ 75,000.00	\$ 95,000.00
Assistant/Deputy DPW Superintendent	\$ 85,000.00	\$ 130,000.00
Assistant Municipal Treasurer	\$ 75,000.00	\$ 115,000.00
Board Secretary	\$ 1,000.00	\$ 5,000.00
Building Maintenance Worker	\$ 45,000.00	\$ 75,000.00
Building Maintenance Worker PT	\$ 20.00	\$ 45.00
Building Sub Code Official PT	\$ 45.00	\$ 75.00
Carpenter	\$ 75,000.00	\$ 90,000.00
Carpenters Helper	\$ 60,000.00	\$ 75,000.00
Chief Financial Officer/Treasurer	\$ 130,000.00	\$ 165,000.00
Chief Financial Officer/Treasurer PT	\$ 45.00	\$ 110.00
Clerk 1	\$ 45,000.00	\$ 70,000.00
Clerk 1/Telephone Operator	\$ 40,000.00	\$ 70,000.00
Clerk 2	\$ 45,000.00	\$ 70,000.00
Code Enforcement Officer	\$ 42,000.00	\$ 80,000.00
Code Enforcement Officer Trainee	\$ 36,000.00	\$ 55,000.00
Code Enforcement Officer Trainee PT	\$ 30.00	\$ 45.00
Communications Manager	\$ 61,000.00	\$ 110,000.00
Communications Operator	\$ 40,000.00	\$ 70,000.00
Communications Operator PT	\$ 25.00	\$ 35.00
Community Relations Specialist	\$ 40,000.00	\$ 80,000.00
Community Services Aide Bilingual	\$ 55,000.00	\$ 95,000.00
Confidential Aide	\$ 40,000.00	\$ 95,000.00
Confidential Assistant	\$ 45,000.00	\$ 70,000.00
Confidential Assistant PT	\$ 25.00	\$ 35.00
Construction Off./ Building SC Off./ Code Enf. Off.	\$ 55,000.00	\$ 110,000.00

Councilmember	\$ 10,000.00	\$ 15,300.00
Deputy Court Administrator	\$ 45,000.00	\$ 85,000.00
Deputy Court Administrator BL	\$ 45,000.00	\$ 85,000.00
Deputy Municipal Clerk	\$ 50,000.00	\$ 90,000.00
Deputy Municipal Department Head	\$ 65,000.00	\$ 135,000.00
Deputy Municipal Department Head PT	\$ 35.00	\$ 75.00
Deputy Registrar of Vital Statistics	\$ 45,000.00	\$ 80,000.00
Director of Human Resources	\$ 65,000.00	\$ 120,000.00
Director of Municipal Services/Public Works	\$ 110,000.00	\$ 165,000.00
Director of Recreation	\$ 115,000.00	\$ 150,000.00
Director of Recreation PT	\$ 25.00	\$ 67.00
Electrical Inspector PT	\$ 25.00	\$ 75.00
Equipment Operator	\$ 51,000.00	\$ 95,000.00
Fire Captain	\$ 146,505.00	\$ 165,000.00
Fire Chief	\$ 15,000.00	\$ 25,000.00
Fire Fighter	\$ 50,000.00	\$ 150,000.00
Fire Fighter - Academy	\$ 43,000.00	\$ 50,000.00
Fire Inspector PT	\$ 25.00	\$ 60.00
Fire Lieutenant	\$ 140,000.00	\$ 160,000.00
Fire Official	\$ 100,000.00	\$ 130,000.00
Fire Sub-code Official PT	\$ 25.00	\$ 70.00
Graduate Nurse	\$ 45,000.00	\$ 65,000.00
Health Educator	\$ 61,000.00	\$ 10,000.00
Health Educator PT	\$ 25.00	\$ 45.00
Health Officer	\$ 76,500.00	\$ 122,400.00
Inspector	\$ 42,000.00	\$ 80,000.00
Inspector PT	\$ 25.00	\$ 55.00
Keyboarding Clerk 1	\$ 32,000.00	\$ 54,000.00
Keyboarding Clerk 1 PT	\$ 15.00	\$ 30.00
Keyboarding Clerk 2	\$ 40,000.00	\$ 64,000.00
Keyboarding Clerk 3	\$ 42,000.00	\$ 70,000.00
Keyboarding Clerk 4	\$ 44,000.00	\$ 78,000.00
Keyboarding Clerk BL	\$ 32,000.00	\$ 54,000.00
Keyboarding Clerk BL 2	\$ 40,000.00	\$ 64,000.00
Keyboarding Clerk BL 3	\$ 42,000.00	\$ 70,000.00
Keyboarding Clerk BL 4	\$ 44,000.00	\$ 78,000.00
Laborer	\$ 45,000.00	\$ 65,000.00
Laborer I PT	\$ 18.00	\$ 22.00
Laborer II PT	\$ 19.00	\$ 26.00
Laborer III PT	\$ 22.00	\$ 28.00
License Inspector	\$ 56,100.00	\$ 96,900.00
License Inspector PT	\$ 6.00	\$ 55.00
Maint. Worker Grnd/Maint. Rep.	\$ 35,000.00	\$ 85,000.00
Mayor	\$ 100.00	\$ 32,640.00
Mechanic	\$ 51,000.00	\$ 95,000.00
Motor Vehicle Operator PT	\$ 16.00	\$ 40.00
Municipal Clerk	\$ 65,000.00	\$ 137,000.00

Municipal Clerk PT	\$ 9.00	\$ 80.00
Municipal Court Admin	\$ 73,440.00	\$ 100,000.00
Municipal Court Attendant PT	\$ 6.00	\$ 40.00
Municipal Court Judge	\$ 20,400.00	\$ 60,000.00
Municipal Court Presiding Judge	\$ 20,400.00	\$ 60,000.00
Municipal Engineer	\$ 112,200.00	\$ 210,000.00
Municipal Prosecutor	\$ 40,800.00	\$ 55,000.00
Municipal Recycling Coordinator	\$ 60,000.00	\$ 90,000.00
Parking Enforcement Officer	\$ 40,000.00	\$ 55,000.00
Parking Enforcement Officer PT	\$ 17.64	\$ 35.00
Parking Enforcement Officer/Parking Meter Collector FT	\$ 45,000.00	\$ 60,000.00
Parking Enforcement Officer/Parking Meter Collector PT	\$ 8.00	\$ 5.00
Payroll Clerk	\$ 33,660.00	\$ 73,440.00
Payroll Clerk/HR Manager	\$ 32,640.00	\$ 72,828.00
Plumbing Sub Code Official	\$ 35.00	\$ 60.00
Police Aide	\$ 50,000.00	\$ 60,000.00
Police Captain	\$ 174,752.00	\$ 189,583.00
Police Chief	\$ 200,000.00	\$ 260,000.00
Police Deputy Chief	\$ 182,033.00	\$ 197,232.00
Police Lieutenant	\$ 167,762.00	\$ 182,239.00
Police Officer	\$ 45,000.00	\$ 155,722.00
Police Sergeant	\$ 157,701.00	\$ 175,189.00
Principal Account Clerk	\$ 45,000.00	\$ 75,000.00
Principal Account Clerk BL	\$ 45,000.00	\$ 75,000.00
Principal Cashier/Typing	\$ 50,000.00	\$ 70,000.00
Principal Cashier/Typing BL	\$ 50,000.00	\$ 70,000.00
Principal Payroll Clerk/Pension Clerk	\$ 50,000.00	\$ 80,000.00
Principal Registered Environmental Health Specialist	\$ 74,500.00	\$ 98,500.00
Professional Standards, Accountability & Cybersecurity Director	\$ 50,000.00	\$ 135,000.00
Public Health Nurse	\$ 55,000.00	\$ 90,000.00
Public Health Nurse PT	\$ 30.22	\$ 49.45
Public Health Nurse Supervisor	\$ 75,000.00	\$ 105,000.00
Public Works Repairer	\$ 44,000.00	\$ 80,000.00
Public Works Superintendent	\$ 95,000.00	\$ 150,000.00
Qualified Purchasing Agent	\$ 12,000.00	\$ 12,000.00
Records Support Technician 1	\$ 44,000.00	\$ 70,000.00
Records Support Technician 2	\$ 44,000.00	\$ 75,000.00
Records Support Technician 3	\$ 44,000.00	\$ 80,000.00
Records Support Technician BL 2	\$ 44,000.00	\$ 75,000.00
Recreation Aide	\$ 35,000.00	\$ 70,000.00
Recreation Aide BL	\$ 35,000.00	\$ 70,000.00
Recreation Aide PT	\$ 20.00	\$ 30.00
Recreation Aide PT BL	\$ 20.00	\$ 30.00
Recreation Leader	\$ 55,000.00	\$ 85,000.00
Registered Environmental Health Specialist Public Health	\$ 66,300.00	\$ 86,700.00
Registered Environmental Health Specialist Trainee Public Health	\$ 45,900.00	\$ 71,400.00
Registrar of Vital Statistics	\$ 45,000.00	\$ 80,000.00

Sanitation Inspector	\$ 55,000.00	\$ 75,000.00
Sanitation Inspector PT	\$ 20.00	\$ 40.00
Sanitation Worker	\$ 50,000.00	\$ 70,000.00
Sanitation Worker PT	\$ 16.00	\$ 25.00
School Crossing Guard II PT	\$ 25.00	\$ 30.00
Seasonal Employees (will change as needed for compliance with minimum wage law)	\$ 20.00	\$ 25.00
Sec. PB/BOA/& HP	\$ 40,800.00	\$ 86,700.00
Security Guard (seasonal)	\$ 20.00	\$ 30.00
Senior Account Clerk	\$ 45,000.00	\$ 70,000.00
Senior Account Clerk Typist PT	\$ 17.00	\$ 30.00
Senior Clerk Transcriber	\$ 44,000.00	\$ 70,000.00
Senior Communications Operator	\$ 40,000.00	\$ 70,000.00
Senior Mechanic	\$ 54,000.00	\$ 95,000.00
Senior Parking Enforcement Off FT	\$ 48,000.00	\$ 65,000.00
Senior Public Works Repairer	\$ 54,000.00	\$ 95,000.00
Senior Registered Environmental Health Specialist	\$ 56,226.00	\$ 88,000.00
Senior Water Repairer	\$ 54,000.00	\$ 95,000.00
Special Police Officer	\$ 45,900.00	\$ 56,100.00
Special Police Officer PT	\$ 21.00	\$ 40.00
Stipends for Additional Responsibilities	\$ 1,020.00	\$ ,120.00
Supervising Engineer	\$ 90,000.00	\$ 140,000.00
Supervising Planner	\$ 95,000.00	\$ 125,000.00
Supervisor Mechanic	\$ 60,000.00	\$ 105,000.00
Supervisor/Foreman (working)	\$ 60,000.00	\$ 105,000.00
Tax Assessor	\$ 25,500.00	\$ 68,340.00
Tax Collector	\$ 70,000.00	\$ 110,00.00
Technical Assistant	\$ 44,000.00	\$ 70,000.00
Technical Assistant BL	\$ 44,000.00	\$ 70,000.00
Town Administrator	\$ 127,500.00	\$ 230,000.00
Truck Driver	\$ 47,000.00	\$ 85,000.00
Violations Clerk	\$ 32,000.00	\$ 70,000.00
Water Meter Reader/Repairer	\$ 50,000.00	\$ 90,000.00
Water Repairer	\$ 50,000.00	\$ 90,000.00
Water Superintendent	\$ 96,900.00	\$ 159,000.00

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 26-2024**

**AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY,  
AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE AN AMENDED,  
RESTATED AND EXTENDED FINANCIAL AGREEMENT WITH MILL POND  
TOWERS FOR PROPERTY SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN  
OF DOVER AS BLOCK 1201, LOT 6.02**

**WHEREAS**, the Mill Pond Towers (the “Association”) and the Town of Dover (the Town”) entered into that certain Agreement, dated November 14, 1978 (the “Original Agreement”), providing for an exemption from ad valorem property taxation for a the project known as Mill Pond Towers located at 45 Bassett Highway (Block 1201, Lot 6.02), Dover, NJ consisting of 127 one bedroom apartment units and related improvements for elderly persons over the age of 62 years (collectively, the “Project”) located on an approximately 1.07 acre parcel of land (the “Land”, and together with the Project, collectively, the “Property”) provided that the Association pay an annual service charge to the Town for municipal services for such Property;

**WHEREAS**, the Project was financed by a mortgage insured under the United States Housing Act of 1937 (42 U.S.C. s.1437f)(the “Act”) utilizing a program of housing assistance payments pursuant to Section 8 of the Act; and

**WHEREAS**, the Association is a Housing Association formed and qualified to do business under the provisions of the now-repealed Limited Dividend Nonprofit Housing Corporations or Associations Law, N.J.S.A. 55:16-1 et seq. (the “Associations Law”); and

**WHEREAS**, on or about June 23, 2023, the Association entered into a Renewal HAP Contract for the provision of housing assistance payments for the Project pursuant to Section 8 of the Act (the “Renewal HAP Contract”), which Renewal HAP Contract has an effective date of July 1, 2023 and an expiration date of June 30, 2043; and

**WHEREAS**, the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”) at N.J.S.A. 40A:12A-13.2 provides that “the governing body of a municipality may agree to continue a tax exemption for a State or federally subsidized housing project beyond the date on which existing first mortgage financing is fully paid so long as the project remains subject to affordability controls pursuant to: a. project-based federal rental assistance, authorized pursuant to Section 8 of the United States Housing Act of 1937 (42 U.S.C. s.1437f), or other federal or State project-based assistance”; and

**WHEREAS**, the Association requested that the Town amend, restate and extend the term of the exemption of the Property under the Original Agreement to the extent authorized under the LTTE Law; and

**WHEREAS**, the Mayor and Board of Alderman (the “Town Council”) serve as an instrumentality and agency of the Town pursuant to law for the purpose of implementing a redevelopment within the Town and ensuring the maintenance and provision of adequate housing for low- and moderate-income individuals in the Dover community, particularly its elderly residents; and

**WHEREAS**, the parties have agreed that the term of the exemption of the Project granted under the Original Agreement expired on or about December 31, 2023, and the purpose of a Financial



Agreement is to amend, restate and extend the term of the exemption of the Property granted under the Original Agreement; and

**WHEREAS**, the Association requested and the Town has agreed to amend, restate and extend the Original Agreement as set forth herein to provide for an annual service charge based on ten percent (10%) of the Annual Gross Revenue for a term of nineteen (19) years commencing on January 1, 2023 (i.e., the next day following the agreed-upon expiration dated of the Original Agreement) to December 31, 2042 (i.e., six (6) months prior to the expiration date of the Association’s Renewal HAP Contract) as authorized under the LTTE Law; and

**WHEREAS**, the Town and the Association have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charge and desire to execute a Financial Agreement, which terms and conditions are stated below (the “Financial Agreement”); and

**WHEREAS**, the Town makes the following findings:

A. Relative benefits of the Project when compared to the costs:

- 1. The Property currently generates revenue to the Town of approximately \$181,232.00 in annual service charge under the Original Agreement. The projected Annual Service Charge of ten percent (10%) over the 19-year term will generate an average annual revenue to the Town of approximately \$294,000.00.
- 2. It is estimated that the Project will continue to provide much needed housing to low- and moderate-income individuals in the Dover community, particularly its elderly residents.
- 3. The Project has stabilized and contributed to the economic growth of existing local business and to the creation of new business, which serve the residents and attract additional people to the Town.
- 4. The Property has greatly improved the neighborhood.
- 5. The Town has determined that the benefits of the Project and the extension of the annual service charge significantly outweigh the costs to the Town.

B. Assessment of the importance of the amendment, restatement and continuation 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 continue/maintain the Project.
- 2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Project operating budget, allowing continuation of a high level of urban design and aesthetics as well as the use of high-quality materials which will maintain the appearance of the building 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.

C. Based upon the above determinations by the Town and the provisions of the LTTE Law and the Associations Law, this Financial Agreement contains appropriate tax exemption provisions and an appropriate Annual Service Charge schedule.

**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 Financial Agreement; and

**BE IT FURTHER ORDAINED**, the Financial Agreement shall be for a 19-year term with an annual service charge of ten percent (10%) of annual gross revenues from the Project in accordance with the Associations Law and LTTE Law.

**BE IT FURTHER ORDAINED**, the Financial Agreement is hereby authorized to be executed and delivered on behalf of the Town by the Mayor in substantially 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.

**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**, the executed copy of the Financial Agreement shall be certified by and be filed with the Office of the Town Clerk. Further, the Town Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Town and the Director of the Division of Local Government Services with the Department of Community Affairs, in accordance with Section 12 of the LTTE Law.

**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. 24-2024**

### **AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL AMENDING SECTION 236-89 THROUGH AND INCLUDING 236-96, ARTICLE VIII, ENTITLED “TREE REMOVAL” OF THE CODE OF THE TOWN OF DOVER TO REPLACE IT WITH A NEW CHAPTER 236 ARTICLE VIII, CHAPTER 236 SECTION 236-89 THROUGH AND INCLUDING 236-100 ENTITLED “TREE PROTECTION AND PRESERVATION” TO REGULATE THE CUTTING OF TREES**

**Purpose Statement:** The purpose of this Ordinance is to amend and update the existing Code to regulate the cutting of trees in the Town of Dover to preserve and protect existing trees on private property, to add to the aesthetics and serve the health and general welfare. The purpose is to preserve trees while recognizing the rights of property owners to use their property.

**Section 1.** Article VIII entitled “Tree Removal” of Chapter 236 entitled “Land Use and Development of the Code of the Town of Dover is amended to add a new Chapter 236 entitled “Chapter 236 Tree Protection and Preservation”. Which shall read in its entirety as follows:

#### **CHAPTER 236 OF ARTICLE VIII TREE REMOVAL**

##### **§ 236-89 Purpose.**

An ordinance to establish requirements for tree removal and replacement in the Town of Dover to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

##### **§ 236-90 Indiscriminate cutting of trees prohibited.**

No person shall cut or remove any tree upon any land within the Town unless such removal accomplishes a useful purpose and is done in accordance with the terms of this chapter

##### **§ 236-91 Definitions.**

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein. The use of the word "shall" means the requirement is always mandatory and not merely directory.

**APPROVED PLAN** - A plan of tree removal and/or planting approved by the Planning and or the Zoning Board of Adjustment, or the Enforcement Officer, as provided for in this chapter.

**APPLICANT** - Any “person”, as defined below, who applies for approval to remove trees regulated under this ordinance.

**CRITICAL ROOT RADIUS (CRR)** - The zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6" DBH would have a CRR = 6"x1.5' = 9'.

**DIAMETER AT BREAST HEIGHT (DBH)** - The diameter of the trunk of a mature tree generally measured at a point four and a half feet above the ground level from the uphill side of the tree.

**ENFORCEMENT OFFICER** – The Town Engineer, Board Engineer or Zoning Officer of the Town of Dover or their duly authorized representative, responsible for ensuring compliance with the provisions of this chapter, including the approval and monitoring of tree removal and replacement plans, issuance of tree removal permits, and enforcement of penalties for violations.

**HAZARDOUS TREE** - A tree or limbs thereof that meet one or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees.

1. Has an infectious disease or insect infestation;
2. Is dead or dying;
3. Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective;
4. Is causing obvious damage to structures (such as building foundations, sidewalks, etc.);  
or
5. Is determined to be a threat to public health, safety, and/or welfare by a certified arborist or LTE (Licensed Tree Expert).

**PERSON** - Any individual, resident, corporation, utility, company, partnership, firm, or association.

**PLANTING STRIP** - The part of a street right-of-way between the public right-of-way adjacent to the portion of the street preserved for vehicular traffic the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.

**TREE CALIPER** - The diameter of the trunk of a young tree, measured six (6) inches from the soil line. For young trees whose caliper exceeds four (4) inches, the measurement is taken twelve (12) inches above the soil line.

**TREE SPECIALIST** - A professional with expertise in arboriculture, forestry, or a related field, such landscape architecture, who is qualified to assess the health, safety, and maintenance needs of trees. This individual may hold certifications such as Certified Arborist from the International Society of Arboriculture (ISA), Licensed Landscape Architect (PLA) or be a Licensed Tree Expert (LTE) and is capable of providing expert advice on tree preservation, removal, and replacement.

### **PREFERRED TREE LIST**

A list of trees recommended by tree specialists as best adapted to the climate, soil and topography of the Town of Dover and adopted by resolution of the Town of Dover Shade Tree Commission. This list shall be kept on file for the use and guidance of persons presenting plans for tree planting and is attached hereto as Schedule A.<sup>[1]</sup>

**TREE REMOVAL** - Means to kill or cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the base of the tree that leads to the decline and/or death of a tree. Removal does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

**TREE** - Any woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

**TREE REMOVAL PERMIT** - A permit issued by the Enforcement Officer pursuant to the provisions of this chapter authorizing a person to remove a tree or trees.

**WOODED AREA** - Any area larger than 5,000 square feet supporting sufficient trees to cause 75% of the ground to be directly under canopies of trees.

[1] Editor's Note: See § 236-95, Schedule I: Preferred Tree List

### **§ 236-92 Tree removal plan required in certain circumstances.**

- A. A tree removal and planting plan shall be filed with every application going before the Planning and Zoning Board of Adjustment for any type of development requiring tree removal or planting, except as otherwise provided in § 236-93 of this chapter. If no tree removal or planting is anticipated, such information must be specifically stated in the application.
- B. Where a lot or tract is proposed to be developed for use as a single or two-family residence and the owner has not received an approved plan or the approved plan has been revised, a plan must be submitted to and approved by the Enforcement Officer.
- C. A plan for tree removal and replanting must be approved as part of every soil removal and landfill operation application.
- D. No building permit shall be issued for the construction of any residential, commercial, industrial, recreational or community buildings, unless and until the developer, builder, or owner files with the Enforcement Officer a tree removal and/or planting plan and obtains

approval thereof or submits a plan previously approved by the Town's Land Use Boards. (Planning & Zoning Board).

- E. If building permits are sought on land which has been cleared for agricultural purposes after November 1, 1980, a planting plan must be submitted to and approved by the Planning Board.
- F. No certificate of compliance or occupancy permit shall be issued unless tree removal has been in accordance with the approved plan and all trees required to be planted have in fact been planted in accordance with the approved plan or bond guaranteeing such planting has been posted with the Town Clerk. The bond shall be calculated at the principal sum of \$600 per tree involved.

**§ 236-93 Permitted tree removal.**

Under this Article, the following trees may be removed without the filing of and the obtaining of an approved Tree Removal Plan. All persons shall comply with the tree replacement standards outlined in this article. Proper justification shall be provided, in writing, to the municipality by all persons claiming an exemption of the following.

- A. Any tree as part of a nursery, garden, orchard or Christmas tree farm, provided that the subject area is being actively used commercially and is not a component part of a subdivision or development for building purposes.
- B. Trees managed by the Town of Dover Shade Tree Commission.
- C. Any live tree cut for firewood or lumber within 15 feet of the principle structure for personal use by the owner or his tenant occupying the premises.
- D. Any dead or diseased tree or any tree that endangers life or property. Such a determination must be validated by a tree specialist and or the opinion of the Enforcement Officer prior to removal.
- E. Trees cut according to a plan developed by State or Federal Forestry Departments, designed for weeding, thinning, planting or other tree culture or betterment of wooded areas, provided that a letter so stating is filed with the Enforcement Officer and is signed by the forestry specialist developing the plan.
- F. Trees removed in the development of ponds or lakes when supervised by the Soil Conservation Service and/or the Federal or State Forestry Service, provided that a letter so stating is filed with the Town Engineer, signed by the appropriate supervising agency.

G. Trees removed for farmland or horticultural development, provided that a letter is filed with the Enforcement Officer stating that the land involved is suited for the aforementioned use and is signed by the Morris County Agriculture Agent.

H. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the municipality.

### **§ 236-94 Tree Replacement.**

#### A. Tree Replacement Requirements

(1) Any person who removed one or more tree(s) with a DBH of 2.5" or more, shall be subject to the requirements of the Tree Replacement Table Below.

The species type and diversity of replacement trees shall be in accordance with **§236-95 – Schedule I. – Preferred Tree List.**

Replacement tree(s) shall:

1. Be replaced in kind with a tree that has an equal or greater DBH than tree removed **or** meet the Tree Replacement Criteria in the table below;
2. Be planted within 30 days of the date of removal of the original tree(s) or at an alternate date specified and approved by the Enforcement Officer; any date outside of the allotted 30 days shall require the posting of a bond per §236-92F.
3. Be monitored by the application for a period of two (2) years to ensure their survival and shall be replaced as needed within twelve (12) months; and
4. Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.



**Tree Replacement Table**

<b>Category</b>	<b>Tree Removed (DBH)</b>	<b>Tree Replacement Criteria (See Schedule A)*</b>
1	2.5" to 12.99"	1 tree with minimum DBH of 1.5 - 2"
2	13" to 22.99"	2 trees with minimum DBH of 1.5 - 2"
3	23" to 32.99"	3 trees with minimum DBH of 2"
4	33" or greater	4 trees with minimum DBH of 2"

**§ 236-94.1 Replacement Alternatives.**

1. If the Enforcement Officer of the Town of Dover determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, then the applicant shall do one of the following:
  - a. Plant replacement trees in a separate area(s) on site as approved by the Enforcement Officer.
  - b. Pay a fee per tree removed. This fee shall be placed into a fund dedicated to tree planting and continued maintenance of the trees. See **Replacement Tree Value Calculations Table** below.
    - 1) If partial tree replacement occurs from the requirements of the Tree Replacement Table above, payment shall be required for the remaining value of the described removed DBH per trees not replaced. *For example, if a 33" is removed and only two (2) new trees are planted then the value of the tree replacement shall be set at 50% of the required cost as shown below.*

<b>Replacement Tree Value Calculations</b>	
<b>Trees to be Removed</b>	<b>Replacement Trees</b>
<b>Size/DBH (inches)</b>	<b>Cost Per Tree</b>
<b>2.5 up to 12.99</b>	\$50
<b>13 up 22.99</b>	\$100
<b>Greater than 23 up to 32.99</b>	\$200
<b>Greater than 33</b>	\$250

**§ 236-94.2 Applicability to tree removal companies.**

- A. This provision means that the regulations and requirements outlined in the tree ordinance apply not only to individual property owners but also to any third-party entities engaged in tree removal activities on behalf of others. This includes licensed tree experts, tree care operators, tree contractors, tree removal companies,

landscaping companies, or any other businesses involved in the practice of removing trees. These entities must comply with the same standards, permitting processes, and tree replacement criteria as individual applicants.

**§ 236-95 Shade Tree and Shrubs List**

The following is a Preferred Tree List for the Town of Dover as prepared by the Dover Shade Tree Commission:

<b>I. Shade Trees and Shrubs</b>		
<b>Crimson Cloud Hawthorn</b>	(Crataegus)	20-25 feet
<b>Norway Maple</b>	(Acer platanoides)	40-60 feet
<b>Sugar Maple</b>	(Acer saccharum)	60-75 feet
<b>Crimson King Maple</b>	(Acer platanoides)	35-45 feet
<b>October Glory Red Maple</b>	(Acer rubrum)	40-50 feet
<b>Wiers Cutleaf Maple</b>	(Acer saccharinum laciniatum wieri)	50-70 feet
<b>Bradford Callery Pear</b>	(Pyrus calleryana)	30-40 feet
<b>Canadian Hemlock</b>	(Tsunga canadensis)	40-70 feet
<b>Red Cedar</b>	(Junipers chinensis pfitzer, Sabina) (junipers japonica)	40-50 feet
<b>Yew</b>	(Taxus media andersonis)	4-6 feet
<b>Little Leaf Linden</b>	(Tilia cordata)	50-70 feet
<b>Japanese Zelkova</b>	(Zelkova serrata)	50-80 feet
<b>Ginkgo</b>	(Ginkgo biloba, male forms)	50-80 feet
<b>Sweet Gum</b>	(Liquidambar styraciflua)	60-75 feet
<b>Thornless Honey Locust</b>	(Gledistsia triacanthos inermis)	30-70 feet
<i>These heights are averages and can vary based on growing conditions and specific cultivars.</i>		

<b>II. Flowering Trees and Shrubs</b>		
<b>Flowering Crabapple</b>	(Malus floribunda)	15-20 feet
<b>Flowering Dogwood</b>	(Conus florida)	20-25 feet
<b>Crape Myrtle</b>	(Lagerstroemia indica)	15-25 feet (some varieties can grow taller)
<b>Saucer Magonia</b>	(Mgnolia soulanfaena)	20-30 feet
<b>Weeping Higan Cherry</b>	(Prunis serrulata)	20-30 feet
<b>Variety Sekiyama</b>	(Kwanzan)	15-25 feet
<b>Forsythia</b>	(Forysthia)	8-10 feet
<b>Japanese Quince</b>	(Chaenomeles japonica)	3-4 feet (some varieties can grow up to 6 feet)
<b>Bridal Wreath</b>	(Spiraea vanhouttei)	5-9 feet
<b>American Redbud</b>	(Cercis canadensis)	20-30 feet
<b>Weigla</b>	(Weigela florida)	6-10 feet
<b>Mountain Laurel</b>	(Kalmia latifolia)	5-15 feet
<b>Althea</b>	(Hibiscus syriacus)	8-12 feet
<i>These heights are averages and can vary based on growing conditions and specific cultivars.</i>		

### 236-95.1 Shade/Street Tree List

Tree selection shall be based upon on-site conditions and tree suitability for specific locations. The following Shade/Street Tree List shall be used as a guide for selection of street and lawn trees, as well as those listed on the Preferred Tree List as prepared by the Town of Dover Shade Tree Commission (see section §236-95) and any existing Town Streetscape requirements subject to review and approval by the Engineering Department.

<b>III. Shade/Street Tree List</b>		
<b>Kwanzan Cherry</b>	(Prunus serrulata 'Kwanzan')	30-40 feet
<b>Redspire Pear</b>	(Pyrus calleryana 'Redspire')	30-35 feet
<b>Whitehouse Pear</b>	(Pyrus calleryana 'Whitehouse'):	30-40 feet
<b>Newport Plum</b>	(Prunus cerasifera 'Newport')	15-20 feet
<b>Cumulus Serviceberry</b>	(Amelanchier arborea 'Cumulus')	20-30 feet
<b>Shadblow Serviceberry</b>	(Amelanchier canadensis)	20-30 feet
<b>Skyline Honey Locust</b>	(Gleditsia triacanthos var. inermis 'Skyline')	40-45 feet
<i>These heights are averages and can vary based on growing conditions and specific cultivars.</i>		

**§ 236-96 Details of tree removal and planting plan.**

Every plan submitted for tree removal approval shall be in the form of a map and exhibits showing:

- A. The tax map block and lot number.
- B. The area of the tract.
- C. The location of trees or wooded areas.
- D. The number of trees or percentage of wooded area.
- E. Species involved.
- F. General slope/topography taken from the Dover Slope Map.
- G. The location of streams and wetlands.
- H. A map of locations and surrounding properties showing wooded areas.
- I. A list of trees to be planted, which shall be of a species shown on the Preferred Tree List.<sup>[1]</sup>
  - [1] Editor's Note: See Schedule A: Preferred Tree List
- J. A tree removal plan and tree planting plan in relation to principal buildings, roads and driveways, parking lots, etc.
- K. The location of buildings.
- L. The location of roads, driveways, parking lots, recreation areas and garden areas.
- M. A grading plan.

**§ 236-97 General criteria and standards to be used in approving removal and planting plan.**

- A. Trees on a proposed building site or within 15 feet around a proposed building may be removed.
- B. Trees may be removed where the proposed paved portion of a parking area is planned. No impervious material of any nature shall be placed within 10 feet of the base of the trunk of a tree, and the grade shall be such that drainage of rainwater will keep the root area watered without pooling or exceeding the requirement of the species. Excess water

shall be admitted to dry wells or storm sewers on the parking lot or drained by acceptable means.

- C. Trees may be removed on private rights-of-way and driveways within 10 feet of each side of the planned paved area. Alignment of the driveways should be planned to save as many trees as possible.
- D. Trees shall not be removed from an area within 100 feet of the edge of a stream or from within 100 feet of a wetland or marsh, unless the tree removal falls under those trees classified in §236-93 of this Article. This applies also to areas adjacent to seasonal streams controlled by critical area restrictions of Article IV, Zoning, of this chapter.
- E. Where fill is required around trees, the tree must be protected by an air well six feet in diameter or as needed around the trunk which will prevent the intrusion of soil. The top of the well must extend six inches above the graded level. If the tree is of a species that will eventually die due to root disturbance or change in drainage or the owner prefers to remove the tree, it may be removed and replaced with two other trees from the preferred list in another or the same area after the fill has stabilized.
- F. Any grading plan must protect standing trees from machine operation, soil storage or material storage by distance or proper barrier. Any tree damaged must be replaced by two trees from the preferred list.
- G. Any tree used in a required planting must be at least 2 ½ inches in diameter measured 4 ½ feet from top of root level and should be selected from the preferred list schedule titled “Shade Tree and Shrubs List” & “Shade/Street Tree List”. When replacing a damaged tree, the replacement tree shall meet the criteria specified in The Tree Replacement Table per §236-94. Other planned plantings require no specifications other than that good silviculture should be considered and followed.
- H. Buffer Zones
  - (1) A buffer zone of trees and shrubs at least 20 feet wide shall encircle three sides of an industrial or commercial site. Land use boards shall require a larger buffer zone when noise, size or height of buildings or architectural design of the development requires an increase and may require a buffer of trees on all four sides, except on sites of less than two acres in size.
  - (2) Residential dwelling areas shall be buffered as required by the land use boards to provide screening from sight and noise as well as providing good aesthetic value and improved ground saturation.
- I. Trees in the area between the street line and the setback line of the building shall be preserved in accordance with paragraph A of this section.

- J. Tree removal from any steep slope of 25% or greater is prohibited if it will contribute, in the opinion of the Land Use Board(s), Town Engineer, Board Engineer, or Enforcement Officer to extra runoff of surface water onto adjoining property and erosion and silting, unless other means approved by the Town Engineer are provided to prevent runoff and erosion.
- K. No tree removal is permitted that will expose vacant land, billboards, utility substations, transmission towers, warehouses, junkyards, landfill operations and other similar structures or operations, except where trees are dead or diseased and/or endanger life or property.
- L. No healthy tree that is special by virtue of history or unusual size or age or rare species shall be removed. The Dover Shade Tree Commission shall determine what is historical or unusual as those terms are used in this chapter.
- M. No trees on public rights-of-way, parks or public areas shall be removed by private individuals or utilities, except as approved by the Shade Tree Commission or its duly designated agent.

### **§ 236-98 Reforestation Trust Fund**

There is hereby established a reserve in the General Capital Fund which shall be known and designated as the "Restoration Trust Fund". As described by the Shade Tree Commission, monies from the fund shall be utilized for the administration and execution of tree planting projects on public property or easements within the Town that satisfy the purposes of this section.

Tree planting projects shall include:

- A. Tree planting projects on public lands.
- B. Street tree plantings.
- C. Re-forestation projects including canopy and shrub species.
- D. Deer fencing and deer protection fencing for such tree project.
- E. The removal of invasive and nonindigenous species on public lands.

### **§ 236-99 Permits and Cost.**

A person desiring to obtain a tree removal permit shall make an application with the Enforcement Officer on a form to be provided for that purpose. The application submission shall include, at a minimum, the following:

- A. The name and address of the applicant. If the applicant is different than the property owner, the property owner must consent to the filing of the application.
- B. The lot and block of the property which the tree(s) are to be removed.
- C. A statement as to the reason for the requested tree removal.
- D. The name and address of the licensed tree contractor undertaking the removal and their qualifications or license to perform such work.
- E. Permit applications shall be submitted with a tree planting plan in accordance with §236-95.
- F. Any other information reasonably deemed necessary by the Enforcement Officer.
- G. The application fee for a tree removal permit, as set by ordinance of the Mayor and Council.
- H. The owner or applicant must reimburse the Town for the cost of expert advice and technical assistance obtained in connection with his or her application for an approved plan.

### **§ 236-100 Enforcement; Violations and penalties.**

Each and every violation of any provision of this chapter or any other ordinance, rule or regulation under the jurisdiction of the Enforcing Officer and upon failure to comply with a written notice or order within the time period set forth in such notice or order shall subject the responsible party to a fine not exceeding \$2,000 per tree or imprisonment for a term not exceeding 90 days, or both. Each and every day the violation continues after the time period set forth in the notice or order shall be deemed a separate and distinct violation.



**§ 236-101 Effective Date.**

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_

**CERTIFICATION**

I, Tara M. Pettoni, Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Ordinance 24-2024 is a true copy of the Original Ordinance duly passed and adopted by the Mayor and Council of the Town of Dover at its meeting on December 3, 2024.

\_\_\_\_\_  
Tara M. Pettoni  
Acting Municipal Clerk



# TOWN OF DOVER

## MAYOR & TOWN COUNCIL

### RESOLUTION NO. 287-2024 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:	\$363,356.76
GENERAL CAPITAL ACCT claims in the amount of:	\$1,390,336.05
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$106,197.24
WATER CAPITAL ACCT claims in the amount of:	\$11,939.02
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$7,232.77
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$663.20
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$16,196.50
COAH TRUST ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$18,696.90
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$1,914,618.44</b>

**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 claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$510.04
PARKING UTILITY ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$763.84
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY CAPITAL claims in the amount of:	\$0.00
<b>TOTAL CLAIMS PAID</b>	<b>\$1,273.88</b>
<b>TOTAL BILL LIST RESOLUTION</b>	<b>\$1,915,892.32</b>

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## RESOLUTION NO. 288-2024

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

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

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

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

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

#### DOVER EXPRESS TAXI LLC

2018 HYUNDAI SONATA	OT549J	5NPE24AF93H6773	New	TAXI #4
2013 CHRYSLER 200 TOURING	OT538J	1C3CCBBB9DN735944	New	TAXI #11

#### GEO'S TAXI LLC

2015 TOYOTA CAMRY	OT397G	4T1BF1FK9FU930755	New	TAXI #42
2020 HYUNDAI ELANTRA	OT394G	KMHD84LF8LU050591	New	TAXI #45
2014 TOYOTA SIENNA	OT329G	5TDKK3DC8ES420912	New	TAXI #46
2014 HYUNDAI SONATA	OT399G	5NPEB4AC3EH823144	New	TAXI #47
2013 TOYOTA SIENNA	OT398G	5TDKK3DC3DS282601	New	TAXI #56
2015 TOYOTA CAMRY	OT395G	4T4BF1FK3FR449472	New	TAXI #58

#### PREMIER CAR SERVICES CORP.

2016 TOYOTA SIENNA	OT1579	5TDKK3DC2GS723896	New	TAXI #65
2012 TOYOTA CAMRY	OT520J	4T1BF1FK6CU151505	New	TAXI #66

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

RESOLUTION NO. 289-2024

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

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

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

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

**DOVER EXPRESS TAXI**

Dennis A. Echenique – New

**DOVER TAXI AND SERVICE LLC**

Danilo Arias Gonzalez – New

Ramon Matos-Feliz - Renewal

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 290-2024**

**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 W. Blackwell Street; and

**WHEREAS**, Casa Puerto Rico, Inc., a non-profit organization 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. Casa Puerto Rico, Inc. is approved to be held on Tuesday, December 31, 2024 from 5:00 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.

**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 social affair permit is hereby approved:

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 291-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING LIEN  
REDEMPTION**

**WHEREAS**, at the Municipal Tax Sale held on December 1, 2022 a lien was sold on Block 832 Lot 1.04, also known as 83 White Street, Dover, New Jersey for delinquent 2021 taxes; and,

**WHEREAS**, this lien, known as Tax Sale Certificate No. 21-00002 was sold to Christiana T C/F CE1/Firsttrust; and;

**WHEREAS**, redemption fees for Certificate 21-00002 were received in full.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey are hereby authorized to issue a check in the amount of \$105,348.04 for redemption payment and premium payable to C&E Tax Lien Fund I, Christiana T C/f CE1/Firsttrust, P.O. Box 5021, Philadelphia, PA 19111-5021

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
Tara Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 292-2024**

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Local Freight Impact Fund (LFIF) for the Richboynton Road Improvements Project.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Dover formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as “LFIF-2025-Richboynton Road Improvements Proj-00015” to the New Jersey Department of Transportation on behalf of the Town of Dover.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Town of Dover and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Mayor and Town Council  
On this 3<sup>rd</sup> day of December, 2024.

---

Tara M. Pettoni  
Municipal Clerk

My signature and the Clerk’s seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

---

Tara M. Pettoni  
Municipal Clerk

---

Honorable Mayor James P. Dodd  
Presiding Officer

ATTEST and AFFIX SEAL





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 293-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING TAX APPEAL  
SETTLEMENT FOR BLOCK 603, LOT 3**

**WHEREAS**, the Dover Mayor and Council have been advised of the proposed settlement of a property tax appeal filed by Dover Morris Properties, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 008714-2011, 003841-2012, 001470-2013; 000888-2014, 000539-2015, 002755-2016, 001890-2017, 004013-2018, 002385-2019, 001794-2020, 006696-2021, 004046-2022, 004613, 2023 and 001728-2024; and,

**WHEREAS**, the aforesaid Tax Appeal involves an industrial property located at 42-60 Richboynton Road, and is otherwise designated as Block 603 Lot 3 on the tax assessment map of the Town; and,

**WHEREAS**, the Governing Body has been advised of the merits of the aforesaid settlement by legal counsel and the Town Tax Assessor; and,

**WHEREAS**, the terms of the proposed settlement are set forth in the Schedule "A" attached hereto and made a part hereof; and,

**WHEREAS**, it is in the best interest of the Town to settle the subject Tax Appeal in accordance with the terms set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Town of Dover, that the aforesaid Tax Appeal settlement is hereby approved, in accordance with the terms set forth in the attached Schedule "A"; and,

**BE IT FURTHER RESOLVED**, that with respect to same, the Mayor, Town Clerk, Tax Appeal Attorney and/or any other appropriate Town official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_

**SCHEDULE "A"**

A. The terms of the aforesaid tax appeal settlement shall consist as follows:

**42-60 Richboynton Street  
Block 603 Lot 3**

2011 Appeal: \$5,400,000  
2012 Appeal: \$5,300,000  
2013 Appeal: \$5,200,000  
2014 Appeal: \$5,100,000  
2015 Appeal: \$5,000,000  
2016 Appeal: Withdrawn  
2017 Appeal: Withdrawn  
2018 Appeal: Withdrawn  
2019 Appeal: Withdrawn  
2020 Appeal: Withdrawn  
2021 Appeal: Withdrawn  
2022 Appeal: Withdrawn  
2023 Appeal: Withdrawn  
2024 Appeal: Withdrawn

B. The 2025 assessment shall be set at a total amount not to exceed \$4,000,000.

C. Any refunds triggered as a result of this settlement shall be paid to the taxpayer in the form of credits against future tax payments.



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 294-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING TAX APPEAL  
SETTLEMENT FOR BLOCK 615, LOT 1**

**WHEREAS**, the Dover Mayor and Council have been advised of the proposed settlement of a property tax appeal filed by Denville Morris Properties, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 004505-2011, 003844-2012, 001469-2013; 000506-2014, 000537-2015, 002760-2016, 001876-2017, 004012-2018, 002391-2019, 001786-2020, 006698-2021, 004022-2022, 004645, 2023 and 001730-2024; and,

**WHEREAS**, the aforesaid Tax Appeal involves an industrial property located at 23-53 Richboynton Road, and is otherwise designated as Block 615 Lot 1 on the tax assessment map of the Town; and,

**WHEREAS**, the Governing Body has been advised of the merits of the aforesaid settlement by legal counsel and the Town Tax Assessor; and,

**WHEREAS**, the terms of the proposed settlement are set forth in the Schedule "A" attached hereto and made a part hereof; and,

**WHEREAS**, it is in the best interest of the Town to settle the subject Tax Appeal in accordance with the terms set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Town of Dover, that the aforesaid Tax Appeal settlement is hereby approved, in accordance with the terms set forth in the attached Schedule "A"; and,

**BE IT FURTHER RESOLVED**, that with respect to same, the Mayor, Town Clerk, Tax Appeal Attorney and/or any other appropriate Town official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_

**SCHEDULE "A"**

A. The terms of the aforesaid tax appeal settlement shall consist as follows:

**23-53 Richboynton Street  
Block 615 Lot 1**

2011 Appeal: \$5,784,500  
2012 Appeal: Withdrawn  
2013 Appeal: Withdrawn  
2014 Appeal: Withdrawn  
2015 Appeal: Withdrawn  
2016 Appeal: Withdrawn  
2017 Appeal: Withdrawn  
2018 Appeal: Withdrawn  
2019 Appeal: Withdrawn  
2020 Appeal: Withdrawn  
2021 Appeal: Withdrawn  
2022 Appeal: Withdrawn  
2023 Appeal: Withdrawn  
2024 Appeal: Withdrawn

B. The 2025 assessment shall be set at a total amount not to exceed \$4,500,000.

C. Any refunds triggered as a result of this settlement shall be paid to the taxpayer in the form of credits against future tax payments.



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 295-2024**

**RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING A PURCHASE THROUGH THE MORRIS COUNTY COOPERATIVE FOR A 2025 FORD F-350 4WD REGULAR CAB TRUCK FROM NIELSEN FORD**

**WHEREAS**, the Town of Dover may, by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services as per N.J.S.A. 40A:11-11, under the Morris County Co-Op MCCPC #15-C item #14; and

**WHEREAS**, the Dover Water Commission needs on a timely basis to purchase goods and services utilizing the Morris County Co-Op MCCPC #15, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et. Seq.; and

**WHEREAS**, the Township intends to enter into a contract for the procurement of a 2025 Ford F-350 4WD Regular Cab Truck from Nielsen Ford, an authorized vendor under the Morris County Co-Op MCCPC #15; and

**WHEREAS**, the Chief Financial Officer has certified that funds in the amount not to exceed \$96,101.50 are available in the Municipal Budget 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. That the Dover Water Commission hereby is authorized to procure a 2025 Ford F-350 4WD Regular Cab Truck from Nielsen Ford, under the Morris County Co-Op MCCPC #15,
2. That the Chief Financial Officer has certified the amount not to exceed \$96,101.50
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - Business Administrator
  - Chief Financial Officer
  - Purchasing Agent
  - Dover Water Commission
  - Nielsen Ford  
170 Ridgedale Road, Morristown, NJ 07960

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# NIELSEN FORD

170 Ridgedale Ave.  
Morristown, NJ 07960

Quote

<b>To:</b>  <b><u>DOVER WATER DEPT</u></b> <b>(DON)</b>	<b>From: Barbara Karle</b> <b>Phone/Fax: (973) 319-7007 884-2650</b>
	<b>Vehicle Pick Up Location</b>  <b>Nielsen Fleet</b> <b>31 Williams Parkway</b> <b>East Hanover, NJ 07936</b>

**2025 Ford F-350 (F3F) XL 4WD Reg Cab 145" WB 60" CA**  
**MCCPC**  
**CONTRACT #15-C, ITEM #14**

**Mechanical**

Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)  
Transmission: TorqShift 10-Speed Automatic -inc: 10R140 w/neutral  
idle, SelectShift and selectable drive modes: normal, tow/haul, eco,  
slippery roads and off-road (STD)  
Electronic-Locking w/4.30 Axle Ratio (STD)  
50-State Emissions System

Transmission w/Oil Cooler

Electronic Transfer Case

Part-Time Four-Wheel Drive

Driver Selectable Rear Locking Differential

68-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection

190 Amp Alternator

Towing Equipment -inc: Trailer Sway Control

Trailer Wiring Harness

4890# Maximum Payload

GVWR: 10,900 lb Payload Package

HD Shock Absorbers

Front And Rear Anti-Roll Bars

Firm Suspension

Hydraulic Power-Assist Steering

40 Gal. Fuel Tank

Single Stainless Steel Exhaust

**Mechanical cont.**

Auto Locking Hubs

Front Suspension w/Coil Springs

Solid Axle Rear Suspension w/Leaf Springs

4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake

**Exterior**

Tires: LT275/65Rx18E BSW A/S -inc: Spare may not be the same as the  
road tire (STD)

Wheels: 18" Argent Painted Steel -inc: painted hub covers/center  
ornaments

Clearcoat Paint

Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks

Black Side Windows Trim and Black Front Windshield Trim

Black Door Handles

Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding  
and Turn Signal Indicator

Manual Extendable Trailer Style Mirrors

Fixed Rear Window

Light Tinted Glass

Variable Intermittent Wipers

Aluminum Panels

Black Grille

Autolamp Auto On/Off Reflector Halogen Daytime Running Lights

Preference Setting Headlamps w/Delay-Off

Cab Clearance Lights

Perimeter/Approach Lights



**Entertainment**

Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Steering Wheel Controls, Voice Activation and External Memory Control

Radio: AM/FM Stereo w/MP3 Player -inc: 4 speakers

Fixed Antenna

2 LCD Monitors In The Front

**Interior**

4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement

4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer

FordPass Connect 5G Mobile Hotspot Internet Access

Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button

Cruise Control w/Steering Wheel Controls

Manual Air Conditioning

Illuminated Locking Glove Box

Interior Trim -inc: Chrome Interior Accents

Full Cloth Headliner

Urethane Gear Shifter Material

HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar

Day-Night Rearview Mirror

Passenger Visor Vanity Mirror

Full Overhead Console w/Storage and 2 12V DC Power Outlets

Front Map Lights

Fade-To-Off Interior Lighting

Full Vinyl/Rubber Floor Covering

Smart Device Remote Engine Start

SYNC 4 Communications & Entertainment System -inc: enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink and 1 smart-charging USB port

Instrument Panel Covered Bin and Dashboard Storage

**Interior cont.**

Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down

Delayed Accessory Power

Power Door Locks w/Autolock Feature

Driver Information Center

Trip Computer

Outside Temp Gauge

Digital/Analog Appearance

Seats w/Vinyl Back Material

Manual Adjustable Front Head Restraints

Perimeter Alarm

Securilock Anti-Theft Ignition (pats) Immobilizer

2 12V DC Power Outlets

Air Filtration

**Safety-Mechanical**

AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)

ABS And Driveline Traction Control

**Safety-Exterior**

Side Impact Beams

**Safety-Interior**

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Pre-Collision Assist with Automatic Emergency Braking (AEB)

Lane Departure Warning

Collision Mitigation-Front

Tire Specific Low Tire Pressure Warning

Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch

Safety Canopy System Curtain 1st Row Airbags

Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters

Quote



**NIELSEN FORD**

170 Ridgedale Ave.  
Morristown, NJ 07960

2025 Ford F-350 (F3F) XL 4WD Reg Cab 145" WB 60" CA  
MCCP  
CONTRACT #15-C, ITEM #14

BASE PRICE \$ 50,527.00

**Factory Options**

99N Engine: 7.3L 2V DEVCT NA PFI V8 Gas -inc: Electronic-Locking w/3.73 Axle Ratio	\$	-
TDX Tires: LT275/70Rx18E BSW AT	\$	265.00
473 Snow Plow Prep Package	\$	250.00
512 Spare Tire & Wheel inc: Excludes carrier, 3-Ton Mechanical Jack	\$	350.00
86M Dual 68 AH/65 AGM Batteries	\$	210.00
67A 350 Amp Dual Alternators	\$	-
NJ State Contract Discount (10% Off Factory MSRP Options)	\$	(107.50)

**Factory Options Total** \$ 967.50

DURAMAG 9' SRW ALUMINUM UTILITY BODY INSTALLED W/ROLL UP STYLE COMPARTMENT DOORS, FALSE FLOOR(6" CLEARANCE HEIGHT, 3 DIVIDERS, SET BACK 6", 4" DRAINAGE HOLES, RELOCATE REAR CAMERA, 8" REAR BUMPER IN A POWDER COATED WHITE FINISH	\$	24,970.00
18" MAGNUM SERVICE BODY RACK WITH LIGHTS	\$	1,290.00
4 CORNER AMBER STROBES	\$	995.00
BACK UP ALARM - INSTALLED	\$	250.00
WESTERN 8.5 PRO PLUS STRAIGHT BLADE W/LED PLOW LIGHTS INSTALLED	\$	7,190.00
Western Rubber Snow Deflector Kit; Fits 8.6 FT 9.0	\$	450.00
SPRAY LINER WITH FLOOR WALLS TAILGATE BUMPER AND TOPS	\$	1,295.00
Camera Relocation Bracket	\$	275.00
LED Strip Lighting	\$	950.00
In Box Tie Downs	\$	665.00
Diamond Plate Aluminum Stone Guard	\$	275.00
Trailer Hitch Reciever	\$	525.00
Master Locking Bar	\$	860.00
Timbrens in Front	\$	525.00
Trailer Plug Installed	\$	225.00
Vehicle Undercoating	\$	695.00
Dome Light	\$	190.00
2" Ball and Pintle	\$	385.00
DOT Safety Kit, 1st Aid Kit, Fire Extinguisher & Safety Triangles	\$	295.00
Continental Exclusionary Heavy Duty Truck Extended Warranty 6 year/100K miles \$0 Deductible	\$	2,302.00

**After-Market Option Total** \$ 44,607.00

**Budget Total** \$ 96,101.50

Date: 10/29/2024



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 296-2024**

#### **RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING A PURCHASE THROUGH THE ESCNJ CONTRACT FOR A 2025 FORD F-550 DUAL REAR WHEEL REGULAR CAB TRUCK FROM NIELSEN FORD**

**WHEREAS**, the Town of Dover may, by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services as per N.J.S.A. 40A:11-11, under the ESCNJ Contract #65-MCESCCPS-ESCNJ23/24-04; and

**WHEREAS**, the Dover Water Commission needs on a timely basis to purchase goods and services utilizing the ESCNJ Contract #65-MCESCCPS-ESCNJ23/24-04, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et. Seq.; and

**WHEREAS**, the Town intends to enter into a contract for procurement of a 2025 Ford F-550 Dual Rear Wheel Regular Cab Truck from Nielsen Ford, an authorized vendor under ESCNJ Contract #65-MCESCCPS-ESCNJ23/24-04; and

**WHEREAS**, the Chief Financial Officer has certified that funds in the amount not to exceed \$100,555.91 are available in the Municipal Budget 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. That the Dover Water Commission hereby is authorized to procure a 2025 Ford F-550 Dual Rear Wheel Regular Cab Truck from Nielsen Ford, under ESCNJ Contract #65-MCESCCPS-ESCNJ23/24-04,
2. That the Chief Financial Officer has certified the amount not to exceed \$100,555.91:
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - Business Administrator
  - Chief Financial Officer
  - Purchasing Agent
  - Dover Water Commission
  - Nielsen Ford  
170 Ridgedale Road, Morristown, NJ 07960

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_

Quote



# NIELSEN FORD

170 Ridgedale Ave.  
Morristown, NJ 07960

To:  <b>DOVER <sup>Water</sup> <del>BPW</del></b> (Don)	From: Barbara Karle Phone/Fax: (973) 319-7007 / (973) 884-2650
	Vehicle Pick Up Location  <b>Nielsen Fleet</b> <b>31 Williams Parkway</b> <b>East Hanover, NJ 07936</b>

2025 Ford Super Duty F-550 DRW (F5H) XL 4WD Reg Cab 145" WB 60" CA  
Educational Services Commission of NJ  
ESC Co-Op #65MCECCPS - ESCNJ 23/24-04

### Mechanical

Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)  
Transmission: TorqShift 10-Speed Automatic -inc: 10R140 w/neutral  
idle, SelectShift and selectable drive modes: normal, tow/haul, eco,  
slippery roads and off-road (STD)  
4.88 Axle Ratio (STD)

50-State Emissions System  
Transmission w/Oil Cooler  
Electronic Transfer Case  
Part-Time Four-Wheel Drive

68-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection  
190 Amp Alternator  
Towing Equipment -inc: Trailer Sway Control  
Trailer Wiring Harness  
11070# Maximum Payload  
GVWR: 18,000 lbs Payload Package  
HD Shock Absorbers  
Front And Rear Anti-Roll Bars

Firm Suspension  
Hydraulic Power-Assist Steering  
40 Gal. Fuel Tank  
Single Stainless Steel Exhaust

Dual Rear Wheels  
Auto Locking Hubs  
Front Suspension w/Coil Springs

Solid Axle Rear Suspension w/Leaf Springs  
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs,  
Brake Assist and Hill Hold Control  
Upfitter Switches

### Exterior

Wheels: 19.5" x 6" Argent Painted Steel -inc: Hub covers/center  
ornaments not included

Tires: 225/70R19.5G BSW A/P (STD)  
Clearcoat Paint

Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks  
Black Fender Flares  
Black Side Windows Trim and Black Front Windshield Trim  
Black Door Handles  
Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding  
and Turn Signal Indicator  
Manual Extendable Trailer Style Mirrors  
Fixed Rear Window  
Light Tinted Glass  
Variable Intermittent Wipers  
Aluminum Panels  
Front Splash Guards  
Black Grille  
Autolamp Auto On/Off Reflector Halogen Daytime Running Lights  
Preference Setting Headlamps w/Delay-Off  
Cab Clearance Lights  
Perimeter/Approach Lights

### Entertainment

Radio w/Seek-Scan, Clock and Speed Compensated Volume Control  
Radio: AM/FM Stereo w/MP3 Player -inc: 6 speakers  
Fixed Antenna  
SYNC 4 Communications & Entertainment System -inc: enhanced  
voice recognition, 911 Assist, 8" LCD center stack screen, Applink and  
1 smart-charging USB port  
2 LCD Monitors In The Front

**Interior**

4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement

4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement

60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat  
Manual Tilt/Telescoping Steering Column  
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant  
Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip  
Odometer and Trip Computer  
Power Rear Windows

FordPass Connect 5G Mobile Hotspot Internet Access

Rear Cupholder

Compass

Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry  
and Panic Button

Cruise Control w/Steering Wheel Controls

Manual Air Conditioning

HVAC -inc: Underseat Ducts

Illuminated Locking Glove Box

Interior Trim -inc: Chrome Interior Accents

Full Cloth Headliner

Urethane Gear Shifter Material

HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder,  
storage, 2-way adjustable driver/passenger headrests and driver's side  
manual lumbar

Day-Night Rearview Mirror

Passenger Visor Vanity Mirror

Full Overhead Console w/Storage and 2 12V DC Power Outlets

Fade-To-Off Interior Lighting

Front And Rear Map Lights

Full Vinyl/Rubber Floor Covering

Smart Device Remote Engine Start

**Interior cont.**

Manual Adjustable Front Head Restraints and Manual Adjustable Rear  
Head Restraints

Perimeter Alarm

Securilock Anti-Theft Ignition (pats) Immobilizer

2 12V DC Power Outlets

Air Filtration

Instrument Panel Covered Bin and Dashboard Storage

Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down

Delayed Accessory Power

Power Door Locks w/Autolock Feature

Driver Information Center

Trip Computer

Outside Temp Gauge

Digital/Analog Appearance

Seats w/Vinyl Back Material

**Safety-Mechanical**

Driveline Traction Control

**Safety-Exterior**

Side Impact Beams

**Safety-Interior**

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Pre-Collision Assist with Automatic Emergency Braking (AEB)

Lane Departure Warning

Collision Mitigation-Front

Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters

Safety Canopy System Curtain 1st And 2nd Row Airbags

Dual Stage Driver And Passenger Front Airbags

Rear Child Safety Locks



# NIELSEN FORD

170Ridgedale Ave.  
Morristown, NJ 07960

Quote

2025 Ford Super Duty F-550 DRW (F5H) XL 4WD Reg Cab 145" WB 60" CA  
Educational Services Commission of NJ  
ESC Co-Op #65MCESSCCPS - ESCNJ 23/24-04

MSRP	\$	59,250.00
Destination	\$	1,995.00
ESCNJ % off		9.1%
ESCNJ Total	\$	55,671.71

### Factory Options

Item	Price
AS Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat	\$ -
X8L Limited Slip w/4.88 Axle Ratio	\$ 395.00
TGK Tires: 225/70Rx 19.5G BSW Traction	\$ 215.00
872 Rear View Camera & Prep Kit	\$ 415.00
41P Transfer Case Skid Plates	\$ 100.00
512 Spare Tire & Wheel	\$ 350.00
18B Platform Running Boards	\$ 320.00
153 Front License Plate Bracket	\$ -
61L Front Sheel Well Liners	\$ 180.00
76C Exterior Backup Alarm	\$ 220.00
473 Snow Plow Prep Package	\$ 250.00
67E 250 Amp Alternators	\$ -

Options	\$	2,445.00
ESCNJ % off		4.00%
Factory Option Total	\$	2,347.20
Delivery	\$	225.00

Item	Contract Options Price	Percentage Off	ESCNJ Price
		0.00%	\$ -
		0.00%	\$ -
		Contract Option Total	\$ -

Item	Non-Contract Options Price
------	----------------------------

Non-Contract Option Total	\$ -
---------------------------	------

**Total \$ 58,243.91**

Date: 10/30/2024







# TOWN OF DOVER

## MAYOR & TOWN COUNCIL

### RESOLUTION NO. 297-2024

#### RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING A TRANSFER OF CURRENT FUND APPROPRIATIONS

**WHEREAS**, for the fiscal year 2024 there exists an excess in certain appropriations and a need for additional funding in other certain appropriations; and

**WHEREAS**, N.J.S.A. 40A:4-58 provides that should the budget contain appropriations in certain accounts over and above what is deemed necessary to fulfill the purpose of said appropriation, those excess amounts may be transferred to those appropriations deemed to be insufficient, during the last two months of the fiscal year; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, in the County of Morris, State of New Jersey, 2/3 of the majority of the full membership concurring herein that the transfers in the amount of \$1,207,500 be made between the 2024 Budget Appropriation as follows and a certified copy of this resolution be transmitted to the Chief Financial Officer for her records:

Account	Description	From	Account	Description	To
4-01-20-100-011	Administration S & W	7,000	4-01-20-145-036	TAX COLLECTION OE	2,000
4-01-20-110-028	Mayor & Council OE	6,000	4-01-20-150-028	TAX ASSESSMENT OE	17,000
4-01-20-125-011	Town Clerk S & W	3,000	4-01-20-155-028	LEGAL FEES OE	65,000
4-01-20-125-021	TOWN CLERK OE	7,000	4-01-23-215-020	WORKMENS COMP OE	282,000
4-01-20-135-031	ANNUAL AUDIT	50,000	4-01-23-220-020	Health Insurance Retirees	27,500
4-01-20-145-011	TAX COLLECTION S & W	6,000	4-01-23-220-021	Health Insurance Active	130,500
4-01-20-165-023	ENGINEERING OE	2,000	4-01-23-220-025	Volunteer Firemen Life Insur	5,000
4-01-20-170-028	ECONOMIC DEVELOPMENT OE	21,000	4-01-23-221-020	Health Benefit Waivers	1,000
4-01-20-175-028	HISTORIC PRESERVATION OE	5,000	4-01-25-240-010	POLICE S & W	135,000
4-01-21-185-028	ZONING BOARD OE	7,000	4-01-25-265-010	FIRE S & W	231,000
4-01-22-195-028	UNIFORM CONSTRUCTION OE	7,000	4-01-26-295-029	SOLID WASTE & RECYCLING OE	30,000
4-01-22-200-011	CODE ENFORCEMENT S & W	25,000	4-01-26-300-011	SEWER S & W RECREATION SALARIES & WAGES	17,500
4-01-22-200-060	CODE ENFORCEMENT OE	1,000	4-01-28-370-011		37,000
4-01-23-210-020	OTHER INSURANCE OE	350,000	4-01-36-472-020	Social Security/Medicare OE	122,000
4-01-23-225-020	state unemployment insurance	40,000	4-01-36-475-020	Police & Fire Retirement System	102,000
4-01-25-240-024	POLICE OE	171,000	4-01-43-490-011	Municipal Court S & W	3,000
4-01-25-252-045	OEM OTHER EXPENSES	5,000			
4-01-25-265-025	FIRE OE	45,000			
4-01-25-266-010	FIRE PREVENTION S & W	6,000			
4-01-25-266-038	FIRE PREVENTION OE	3,000			
4-01-25-275-011	Municipal Prosecutor S & W	4,000			
4-01-26-290-011	STREETS & ROADS S & W	70,000			
4-01-26-290-999	STREETS & ROADS OE	110,000			
4-01-26-300-039	SEWER OE	2,500			
4-01-26-310-011	BLDGS & GROUNDS S&W	25,000			

4-01-26-310-024	BUILDINGS & GROUNDS OE	60,000	
4-01-27-330-028	HEALTH OE	22,000	
4-01-27-347-030	SENIOR SERVICES OE	3,000	
4-01-28-370-071	RECREATION OE	80,000	
4-01-28-375-016	SHADE TREE S & W	3,000	
4-01-28-375-029	SHADE TREE OE	6,000	
4-01-31-430-078	UTILITIES & BULK PURCHASES	55,000	
		<u>1,207,500</u>	<u>1,207,500</u>

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 298-2024**

**RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH OFFICE CONCEPTS GROUP, INC**

**WHEREAS**, the Town of Dover needs various office supplies, and Office Concepts Group, Inc. of 301 Greenwood Avenue, Midland Park, NJ 07432, has a required disclosure contract under the provisions of N.J.S.A. 19:44A-20.4et. Seq., and

**WHEREAS**, the Qualified Purchasing Agent has certified that the value of the contract is over the Pay to Play threshold of \$17,500.000; and

**WHEREAS**, Office Concepts Group, Inc is deemed the most advantageous to the Town based upon Price and other Factors per N.J.S.A.40A:11-6.1 et. Seq., and

**WHEREAS**, Office Concepts Group, Inc has completed and submitted a Business Entity Disclosure Certification and a Political Contribution Disclosure Form, which certifies that the entity has not made any reportable contributions to a candidate in the Town of Dover in the previous year and that the contract will prohibit the entity from making any reportable contributions through the term of the agreement; and

**WHEREAS**, the Purchasing Agent has recommended the contract be awarded in the amount not to exceed \$25,000.00; and

**WHEREAS**, the Chief Financial Officer certifies the availability of funds and that the funds shall not exceed \$25,000.00; and

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

1. That the contract is hereby awarded for printing services to Office Concepts Group, Inc. of 301 Greenwood Avenue, Midland Park, NJ 07432
2. That the cost for the services aforesaid shall not exceed \$25,000.00
3. That the Municipal Clerk shall forward a certified copy of this Resolution to the following:
  - a. Business Administrator
  - b. Chief Financial Officer
  - c. Purchasing Agent
  - d. Office Concepts Group, Inc  
301 Greenwood Avenue, Midland Park, NJ 07432

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 299-2024**

#### **RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DECLARING CERTAIN PROPERTY IN THE TOWN A NON- CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”) authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5 of the LRHL; and

**WHEREAS**, the Mayor and Town Council of the Town of Dover (the “Town Council”) considers 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 along Bassett Highway, West Blackwell Street, North Warren Street, Dewey Street and North Sussex Street as set forth on **Schedule 1** attached hereto and made a part hereof, and as illustrated on **Exhibit 1** attached hereto and made a part hereof (collectively, the “Property”), to determine whether such Property, or any portions thereof, is a non-condemnation area in need of redevelopment; and

**WHEREAS**, in Resolution No. 238-2024, adopted September 11, 2024, the Town Council authorized and directed the Planning Board to conduct a preliminary investigation to determine whether the Property, or any portions thereof, constitute a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 of the LRHL; and

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

**WHEREAS**, the Mayor and Town Council believes the Property is potentially valuable for contributing to, serving, and protecting the public health, safety and welfare and for the promotion of smart growth within the Town; and

**WHEREAS**, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the report entitled “Non-Condemnation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Property 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 Property is a non-condemnation redevelopment area. All objections to a determination that the Property 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 LRHL and the condition of the Property 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 Property is a non-condemnation redevelopment area, including but not limited to the ongoing vacancy and the functional obsolescence of the layout of the improvements within the Property, and concurred with the finding 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 a public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board resolved to recommend that the property as set forth on **Schedule 1** attached hereto and made a part hereof, and as illustrated on **Exhibit 1** attached hereto, be declared as a non-condemnation area in need of redevelopment; and

**WHEREAS**, in Resolution No. 08-2024, dated November 14, 2024, the Planning Board recommended to the Mayor and Town Council that the Property be declared a non-condemnation "area in need of redevelopment" under the LRHL in accordance with N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Town Council concurs and agrees with Planning Board's recommendation as supported by the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL and that the Property should be determined and declared a non-condemnation "area in need of redevelopment", which would authorize the Town to use all those powers provided under the LRHL, except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the Property.

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Council of the Town of Dover, State of New Jersey, that the property as set forth on **Schedule 1** attached hereto and made a part hereof, and as illustrated on **Exhibit 1** attached hereto, is hereby designated a non-condemnation "area in need of redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., which designation authorizes the Town to use all those powers provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the Property; and

**BE IT FURTHER RESOLVED**, that the Town Council hereby directs the Town Clerk to (a) serve this Resolution declaring that the property as set forth on **Schedule 1** attached hereto and made a part hereof, and as illustrated on **Exhibit 1** attached hereto is designated a non-condemnation redevelopment area upon the Commissioner of Community Affairs in accordance with N.J.S.A. 40A:12A-6.b(5)(c), and (b) serve notice of such designation, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed in the tax assessor's records, and upon each person who filed a written objection thereto and stated an address to which notice of determination may be sent in accordance with N.J.S.A. 40A:12A-6.b(5)(d); and

**BE IT FURTHER RESOLVED**, that the Town Council hereby authorizes John McDonough Associates, LLC to prepare a redevelopment plan for the property as set forth on **Schedule 1** attached hereto and made a part hereof, and as illustrated on **Exhibit 1** attached hereto for review and consideration by the Town Council in accordance with the LRHL; and

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

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

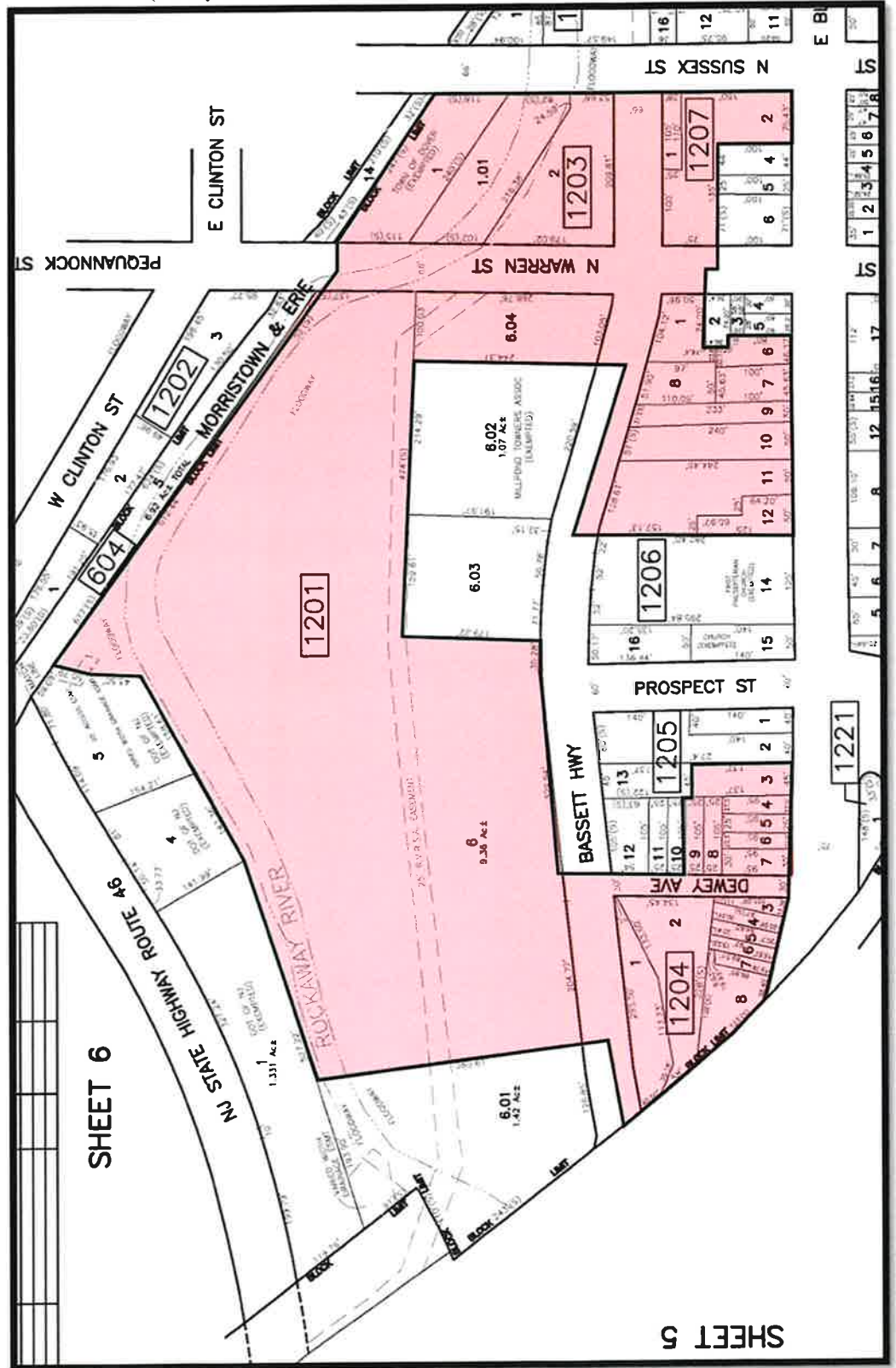
\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



**Exhibit 1**

**Map of Study Area**  
(Study Area Shaded)





**Schedule 1**  
**Table of Properties**

<b>Block</b>	<b>Lot</b>	<b>Location</b>
1201	6	63-105 BASSETT HIGHWAY
1201	6.04	25 BASSETT HIGHWAY
1203	1	37 N SUSSEX ST
1203	1.01	ALONG RIVER
1203	2	1-21 BASSETT HWY
1204	1	90 BASSETT HIGHWAY
1204	2	4-6 DEWEY ST
1204	3	79 W BLACKWELL ST A&B
1204	4	81 W BLACKWELL ST A&B
1204	5	83 W BLACKWELL ST A&B
1204	6	85 W BLACKWELL ST A&B
1204	7	87 W BLACKWELL ST A&B
1204	8	89 W BLACKWELL ST A&B
1205	3	67 W BLACKWELL ST A&B
1205	4	69 W BLACKWELL ST A&B
1205	5	71 W BLACKWELL ST A,B & C
1205	6	73 W BLACKWELL ST & A&B
1205	7	75 W BLACKWELL ST & AB &1
1205	8	3 DEWEY ST A&B

**Table of Properties (con't)**

<b>Block</b>	<b>Lot</b>	<b>Location</b>
1205	9	5 DEWEY ST A&B
1206	1	11 N WARREN ST & 20-24BAS
1206	6	21-23 W BLACKWELL ST A-F
1206	7	25-29 W BLACKWELL ST A-D
1206	8	28 BASSETT HIGHWAY
1206	9	31 W BLACKWELL ST & AB &3
1206	10	33 W BLACKWELL ST
1206	11	39 W BLACKWELL ST & ABCDE
1206	12	43-45 W BLACKWELL ST &A- D
1207	1	15 N SUSSEX ST & 8 BASSET
		1-3-5 W BLACKWELL ST & 10-12-14-16-18 BASSETT HWY &
1207	2	6-8-10 N WARREN ST



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 300-2024**

#### **RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DECLARING A CERTAIN AREA SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER AS BLOCK 1206, LOTS 2, 3, 4 AND 5 A CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”) authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5 of the LRHL; 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 Planning Board conduct a preliminary investigation of certain property located in the Town commonly known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5 as illustrated on the map attached hereto (collectively, the “Property”), to determine whether such Property, or any portions thereof, is a condemnation area in need of redevelopment; and

**WHEREAS**, in Resolution No. 239-2024, adopted September 11, 2024, the Town Council authorized and directed the Planning Board to conduct a preliminary investigation to determine whether the Property, or any portions thereof, constitute a condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 of the LRHL; and

**WHEREAS**, the Property is generally bounded by a developed properties to the north and west, West Blackwell Street to the south, and North Warren Street the east; and

**WHEREAS**, the Mayor and Town Council believes the Property is potentially valuable for contributing to, serving, and protecting the public health, safety and welfare and for the promotion of smart growth within the Town; and

**WHEREAS**, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the report entitled “Condemnation Area in Need of Redevelopment Preliminary Investigation, Block 1206 Lots 2, 3, 4, & 5”, 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 Property 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 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 Property is a condemnation redevelopment area. All objections to a determination that the Property 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 LRHL and the condition of the Property 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 Property is a condemnation redevelopment area, including but not limited to the ongoing vacancy within the Property, and concurred with the finding 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 a public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board resolved to recommend that the property commonly known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5, be declared as a condemnation area in need of redevelopment; and

**WHEREAS**, in Resolution No. 09-2024, dated November 14, 2024, the Planning Board recommended to the Mayor and Town Council that the Property be declared a condemnation "area in need of redevelopment" under the LRHL in accordance with N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Town Council concurs and agrees with Planning Board's recommendation as supported by the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL and that the Property should be determined and declared a condemnation "area in need of redevelopment", which would authorize the Town to use all those powers provided under the LRHL, including the power of eminent domain to acquire all or any portion of the Property.

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Council of the Town of Dover, State of New Jersey, that the property known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5, is hereby designated a condemnation "area in need of redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., which designation authorizes the Town to use all those powers provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., including the power of eminent domain to acquire all or any portion of the Property; and

**BE IT FURTHER RESOLVED**, that the Town Council hereby directs the Town Clerk to (a) serve this Resolution declaring that the property known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5, is designated a condemnation redevelopment area upon the Commissioner of Community Affairs in accordance with N.J.S.A. 40A:12A-6.b(5)(c), and (b) serve notice of such designation, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed in the tax assessor's records, and upon each person who filed a written objection thereto and stated an address to which notice of determination may be sent in accordance with N.J.S.A. 40A:12A-6.b(5)(d) and (e); and

**BE IT FURTHER RESOLVED**, that the Town Council hereby authorizes John McDonough Associates, LLC to prepare a redevelopment plan for the property known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West

Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5, for review and consideration by the Town Council in accordance with the LRHL; and

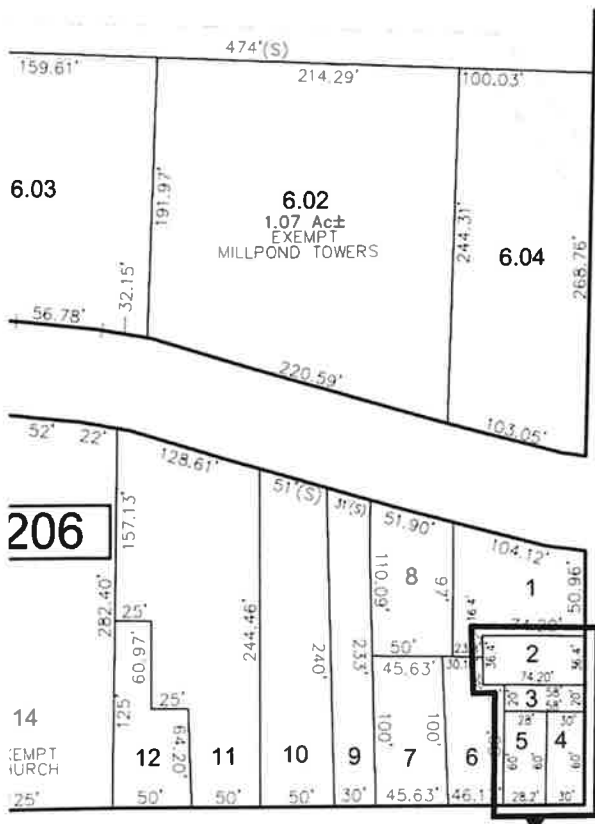
**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be published as required by law.

ATTEST:

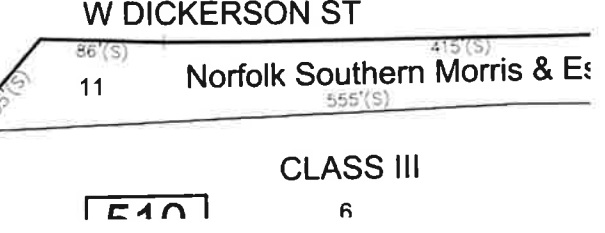
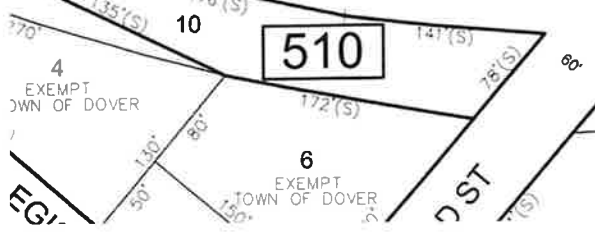
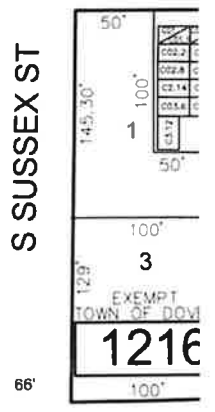
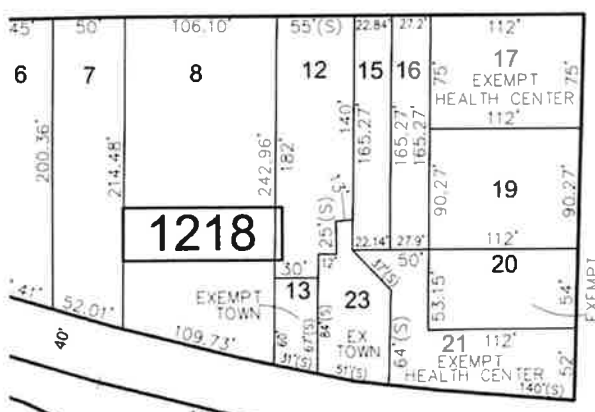
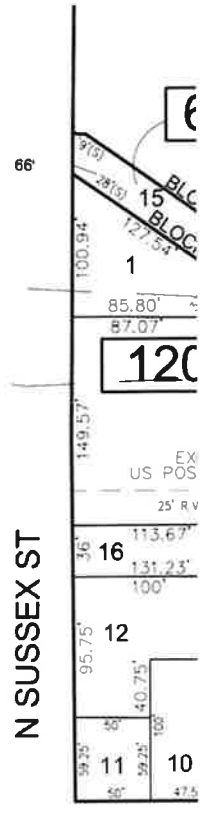
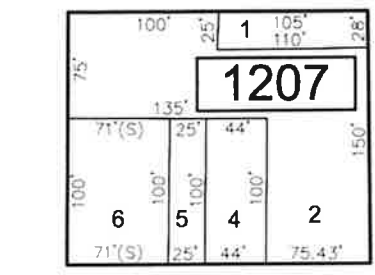
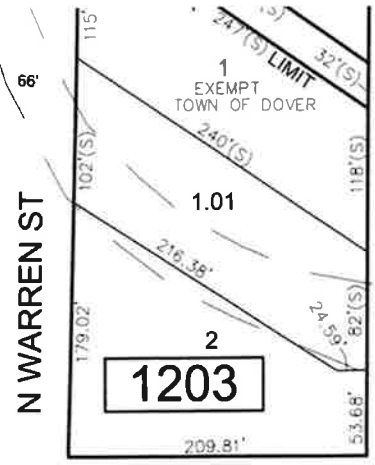
\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



Condemnation AINOR Study Area



5-7-9 North Warren Street (and ABCD); 3 North Warren Street (and A&B);  
 17 West Blackwell Street (and ABCD); and 19 West Blackwell Street  
 Town of Dover, NJ  
 Block 1206, Lots 2, 3, 4 and 5



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 301-2024**

#### **RESOLUTION DESIGNATING ALPHA INVESTMENTS, LLC AS REDEVELOPER OF CERTAIN PROPERTY IN THE TOWN AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH ALPHA INVESTMENTS, LLC FOR REDEVELOPMENT OF CERTAIN PROPERTY IN THE TOWN**

**WHEREAS**, the 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 an investigation of certain property located in the Town commonly known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3 (collectively, the “Redevelopment Area”), to determine whether such Redevelopment Area, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

**WHEREAS**, in Resolution No. 97-2024, dated March 12, 2024, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the Redevelopment Area to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Redevelopment Area is generally bounded by a railroad right-of-way to the north, East Blackwell Street to the south, Rutan Drive to the west and developed properties to the east; and

**WHEREAS**, on behalf of the Planning Board, John McDonough Associates, LLC prepared a report entitled “Preliminary Investigation Non-Condemnation Area in Need of Redevelopment, 333, 337, and 341 East Blackwell Street Block 2317 Lots 1, 2, and 3”, dated May 18, 2024 (the “Preliminary Investigation”) 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**, the Town of Dover Planning Board reviewed the Preliminary Investigation at a duly noticed public hearing held on June 20, 2024; and

**WHEREAS**, at the June 20, 2024 hearing, 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

**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

Planning Board, in a Resolution dated July, 18, 2024, recommended that the Town Council 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 August 13, 2024, adopted resolution No. 215-2024 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 for the Redevelopment Area; and

**WHEREAS**, John McDonough Associates, LLC prepared a redevelopment plan for the Redevelopment Area entitled “East Blackwell-Rutan Redevelopment Plan, Block 2317, Lots 1, 2, & 3, 333, 337, & 341 East Blackwell Street, Town of Dover, Morris County, New Jersey” (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

**WHEREAS**, the Town Council adopted the Redevelopment Plan on October 8, 2024 pursuant to Ordinance No. 19-2024; and

**WHEREAS**, the Redevelopment Area is owned in fee simple by Alfa Investments, 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 Alfa Investments, 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 Alfa Investments, 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 Alfa Investments, LLC, that the Town will recognize Alfa Investments, LLC as Redeveloper of the Redevelopment Area, as provided for and in accordance with the provisions of the Redevelopment Law; and

**BE IT FURTHER RESOLVED**, that said recognition of Alfa Investments, LLC as Redeveloper of the Redevelopment is subject to and contingent upon Alfa Investments, LLC: (1) entering into a Redevelopment Agreement with the Town concerning the Redevelopment Area 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. 302-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF  
MEMORANDUM OF AGREEMENT (MOA) WITH THE OPEIU LOCAL 32**

**WHEREAS**, the Town of Dover and OPEIU Local 32 are parties to a collective bargaining agreement which expired on December 31, 2023; and

**WHEREAS**, the parties engaged in negotiations; and

**WHEREAS**, those negotiations have resulted in an agreement for a two (2) year contract commencing January 1, 2024 through December 31, 2025; and

**WHEREAS**, a copy of the MOA is attached here; 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 Town Administrator is hereby authorized to execute the MOA between the Town of Dover and OPEIU Local 32 in substantially the same form as it is attached hereto.
2. The Mayor and Town Clerk are also authorized to execute a contract drafted in accordance with the Memorandum of Agreement.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

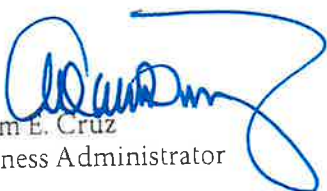
**ADOPTED:** \_\_\_\_\_

MEMORANDUM OF AGREEMENT

The Town of Dover (hereinafter "Town") and OPEIU, Local 32 (hereinafter "Local 32"), having engaged in good faith collective negotiations for a successor collective negotiations agreement, hereby agree to modify their current collective negotiations agreement, which expired on December 31, 2023, as follows:

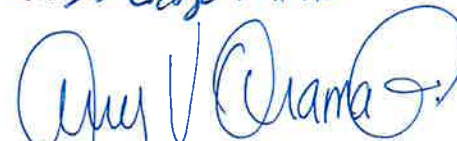
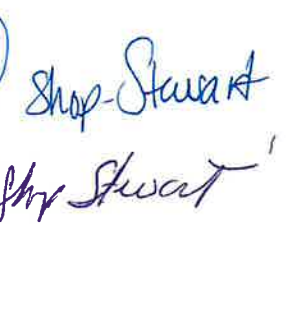
1. All terms of the agreement covering the period January 1, 2019 through December 31, 2023 shall remain unchanged in the new agreement covering through December 31, 2025 unless modified by the following paragraphs.
2. All employees covered by the Agreement shall receive a wage increase as follows:  
3.0% effective January 1, 2024;  
3.0% effective January 1, 2025.
3. This Memorandum of Agreement is subject to ratification of the bargaining unit members of Local 32, and by the Town, respectively, in accordance with their respective rules and procedures related thereto and in accordance with any relevant laws. This Memorandum of Agreement shall not be legally effective absent ratification.
4. The undersigned parties agree to recommend the terms and conditions contained in this Memorandum of Agreement to their respective constituencies for approval and ratification.
5. The Town shall be responsible for preparing the successor collective bargaining agreement containing the modifications and amendments contained herein, subject to the review and approval of the parties' respective legal counsel or representatives.
6. The undersigned represent that they are authorized to enter into this Memorandum of Agreement on behalf of their respective constituencies subject to the terms and conditions herein.
7. The undersigned parties agree that neither shall disclose to the media the terms and conditions contained in this Memorandum of Agreement, and shall only disclose the fact that a tentative agreement has been reached between the parties, prior to their respective ratification of same.

FOR THE TOWN:

  
Adam E. Cruz  
Business Administrator

FOR OPEIU LOCAL 32:

  
Name: George Millette

  
Name: Amy V. Quana  
  
Shop Stewart