



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover

December 9, 2025 at 6:00PM

Zoom

Meeting ID 873 9542 6769, Passcode 578228

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

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6.” Notice of the meeting was sent to the Daily Record and Citizen on Thursday, January 2, 2025 and published in the Daily Record on Tuesday, January 7, 2025 and the Citizen on Wednesday, January 8, 2025. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. Additionally, this meeting was readvertised for. Notice of the meeting was sent to the Daily Record and Citizen on Monday, August 18, 2025 and was published in both papers on Wednesday, August 27, 2025. All notices were posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. A copy of said notices is on file with the Municipal Clerk.

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

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

E) APPROVAL OF MINUTES
NONE

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 49-2025 Revised Ordinance Establishing a Minimum and Maximum Range of Salary and Compensation for Certain Officers and Employees of the Town of Dover
- b. Ordinance 52-2025 Bond Ordinance Providing for the Acquisition of a Fire Engine for the Fire Department, in and by the Town of Dover, in the County of Morris, State of New Jersey; Appropriating \$750,000 Therefor and Authorizing the Issuance of \$712,500 Bonds or Notes of the Town to Finance Part of the Cost Thereof
- c. Ordinance 53-2025 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Amending, Supplementing, and Revising Chapter 285 of the Town Code of the Town of Dover and Revising and Amending the Property Maintenance Code of the Town of Dover
- d. Ordinance 54-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, Establishing the Creation of a Special Improvement District
- e. Ordinance 55-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, Amending and Supplementing Chapter 199, Article II of the Town's Code Entitled "Mobile Retail Food Establishments"

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

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

K) APPROVAL OF BILLS

- a. Resolution 296-2025 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 297-2025 Adopting a Volunteer Background Screening and Child-Safety Policy

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 298-2025 Authorizing Tax Lien Redemption
- b. Resolution 299-2025 Authorizing Emergency Appropriation
- c. Resolution 300-2025 Approving the Submittal of a Grant Application and the Execution of a Grant Contract with the New Jersey Department of Transportation for the FY2026 Local Freight Impact Fund (LFIF) for the Richboynton Road Improvements Project
- d. Resolution 301-2025 Providing for the Combination of Certain Bond Ordinances and Determining the Form and other Details of the Offering of Not to Exceed \$23,738,000 General Obligation Bonds, Series 2026, Consisting of \$18,203,000 General Improvement Bonds, Series 2026, and \$5,535,000 Water Utility Bonds. Series 2026 of the Town of Dover, County of Morris, State of New Jersey and Providing for their Sale, and (B) Authorizing the Sale and Issuance of Not to Exceed \$12,350,299 Bond Anticipation Notes, Series 2026 Consisting of \$6,350,299 General Improvement Notes, Series 2026, \$5,000,000 Water Utility Notes, Series 2026, and \$1,000,000 Parking Utility Notes, Series 2026 of the Town

M) OLD BUSINESS

N) NEW BUSINESS

1. New Business Items

O) PUBLIC COMMENT—Three minutes per person

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

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

P) CLOSED/EXECUTIVE SESSION

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 49-2025

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 2025 and 2026 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	\$ 77,250.00
Accounting Assistant PT	\$ 28.00	\$ 42.00
Account Clerk	\$ 45,000.00	\$ 72,100.00
Administrative Clerk	\$ 45,000.00	\$ 72,100.00
Administrative Clerk/Registrar of Vital Statistics	\$ 60,000.00	\$ 82,400.00
Analyst Trainee	\$ 75,000.00	\$ 97,850.00
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 Inspector	\$ 42,000.00	\$ 100,000.00
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	\$ 169,950.00
Chief Financial Officer/Treasurer PT	\$ 45.00	\$ 95.00
Clerk 1	\$ 45,000.00	\$ 72,100.00
Clerk 1/Telephone Operator	\$ 40,000.00	\$ 72,100.00
Clerk 2	\$ 45,000.00	\$ 72,100.00
Code Enforcement Officer	\$ 42,000.00	\$ 80,000.00
Code Enforcement Officer Trainee	\$ 36,000.00	\$ 56,650.00
Code Enforcement Officer Trainee – PT	\$ 25.00	\$ 31.13
Communications Manager	\$ 61,000.00	\$ 110,000.00
Communications Operator	\$ 40,000.00	\$ 72,100.00
Communications Operator PT	\$ 25.00	\$ 36.05
Community Relations Specialist	\$ 40,000.00	\$ 95,000.00
Community Services Aide Bilingual	\$ 55,000.00	\$ 95,000.00
Confidential Aide	\$ 40,000.00	\$ 95,000.00
Confidential Assistant	\$ 45,000.00	\$ 72,100.00
Confidential Assistant PT	\$ 25.00	\$ 36.05

Construction Off/ Building SC Off/ Inspector	\$ 55,000.00	\$ 140,000.00
Councilmember	\$ 10,000.00	\$ 15,300.00
Deputy Court Administrator	\$ 45,000.00	\$ 87,550.00
Deputy Court Administrator BL	\$ 45,000.00	\$ 87,550.00
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	\$ 82,400.00
Director of Human Resources	\$ 65,000.00	\$ 125,000.00
Director of Municipal Services/Public Works	\$ 110,000.00	\$ 165,000.00
Director of Parking Utility	\$ 95,000.00	\$ 145,000.00
Director of Recreation	\$ 100,000.00	\$ 150,000.00
Director of Recreation PT	\$ 25.00	\$ 80.00
Electrical Inspector PT	\$ 25.00	\$ 75.00
Equipment Operator	\$ 51,000.00	\$ 95,000.00
Executive Secretary	\$ 55,000.00	\$ 95,000.00
Fire Captain	\$ 146,505.00	\$ 175,000.00
Fire Chief	\$ 15,000.00	\$ 25,750.00
Fire Fighter	\$ 50,000.00	\$ 160,000.00
Fire Fighter – Academy	\$ 43,000.00	\$ 54,000.00
Fire Inspector PT	\$ 25.00	\$ 61.80
Fire Lieutenant	\$ 140,000.00	\$ 170,000.00
Fire Official	\$ 100,000.00	\$ 134,000.00
Fire Sub-code Official PT	\$ 25.00	\$ 70.00
Graduate Nurse	\$ 45,000.00	\$ 65,000.00
Health Educator	\$ 61,000.00	\$ 110,000.00
Health Educator PT	\$ 25.00	\$ 45.00
Health Officer	\$ 76,500.00	\$ 125,000.00
Inspector	\$ 42,000.00	\$ 82,400.00
Inspector PT	\$ 25.00	\$ 45.25
Intermittent Groundskeeper	\$ 20.00	\$ 35.00
Keyboarding Clerk 1	\$ 32,000.00	\$ 72,100.00
Keyboarding Clerk 1 PT	\$ 16.00	\$ 30.90
Keyboarding Clerk 1 BL	\$ 32,000.00	\$ 72,100.00
Keyboarding Clerk 2	\$ 40,000.00	\$ 72,100.00
Keyboarding Clerk BL 2	\$ 40,000.00	\$ 72,100.00
Keyboarding Clerk 3	\$ 42,000.00	\$ 72,100.00
Keyboarding Clerk BL 3	\$ 42,000.00	\$ 72,100.00
Keyboarding Clerk 4	\$ 44,000.00	\$ 80,340.00
Keyboarding Clerk BL 4	\$ 44,000.00	\$ 80,340.00
Laborer	\$ 45,000.00	\$ 65,000.00
Laborer I PT	\$ 18.00	\$ 23.00
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	\$ 16.00	\$ 53.00
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	\$ 19.00	\$ 75.27
Municipal Court Admin	\$ 73,440.00	\$ 115,000.00
Municipal Court Attendant PT	\$ 16.00	\$ 63.18
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 Department Head	\$ 95,000.00	\$ 145,000.00
Municipal Prosecutor	\$ 40,800.00	\$ 55,000.00
Municipal Recycling Coordinator	\$ 60,000.00	\$ 153,000.00
Parking Enforcement Officer	\$ 40,000.00	\$ 65,000.00
Parking Enforcement Officer PT	\$ 17.64	\$ 36.05
Parking Enforcement Officer/Parking Meter Collector FT	\$ 45,000.00	\$ 65,000.00
Parking Enforcement Officer/Parking Meter Collector PT	\$ 18.00	\$ 36.05
Payroll Clerk	\$ 33,660.00	\$ 73,440.00
Payroll Clerk PT	\$ 18.49	\$ 40.35
Payroll Clerk/HR Manager	\$ 32,640.00	\$ 72,828.00
Plumbing Sub Code Official	\$ 22,000.00	\$ 22,660.00
Police Aide	\$ 50,000.00	\$ 61,800.00
Police Aide PT	\$ 16.00	\$ 35.00
Police Captain	\$ 174,752.00	\$ 205,000.00
Police Chief	\$ 200,000.00	\$ 265,000.00
Police Deputy Chief	\$ 182,033.00	\$ 212,000.00
Police Lieutenant	\$ 167,762.00	\$ 197,000.00
Police Officer	\$ 45,000.00	\$ 166,000.00
Police Sergeant	\$ 157,701.00	\$ 189,200.00
Principal Account Clerk	\$ 45,000.00	\$ 77,250.00
Principal Account Clerk BL	\$ 45,000.00	\$ 77,250.00
Principal Cashier/Typing	\$ 50,000.00	\$ 77,250.00
Principal Cashier/Typing BL	\$ 50,000.00	\$ 80,340.00
Principal Payroll Clerk/Pension Clerk	\$ 50,000.00	\$ 82,400.00
Principal Registered Environmental Health Specialist	\$ 74,500.00	\$ 98,500.00
Professional Standards, Accountability & Cybersecurity Director	\$ 50,000.00	\$ 150,000.00
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 Information Specialist Trainee, Digital Content/Business Development	\$ 65,000.00	\$ 125,000.00
Public Safety Director	\$ 130,000.00	\$ 170,000.00
Public Works Repairer	\$ 44,000.00	\$ 80,000.00
Public Works Superintendent	\$ 95,000.00	\$ 160,000.00
Qualified Purchasing Agent	\$ 12,000.00	\$ 12,000.00
Records Support Technician 1	\$ 44,000.00	\$ 72,100.00
Records Support Technician 2	\$ 44,000.00	\$ 77,250.00
Records Support Technician BL 2	\$ 44,000.00	\$ 77,250.00

Records Support Technician 3	\$ 44,000.00	\$ 82,400.00
Recreation Aide	\$ 35,000.00	\$ 72,100.00
Recreation Aide BL	\$ 35,000.00	\$ 72,100.00
Recreation Aide PT	\$ 20.00	\$ 30.90
Recreation Aide PT BL	\$ 20.00	\$ 30.90
Recreation Leader	\$ 55,000.00	\$ 95,000.00
Registered Environmental Health Specialist Public Health	\$ 66,300.00	\$ 89,301.00
Registered Environmental Health Specialist Trainee Public Health	\$ 45,900.00	\$ 73,542.00
Registrar of Vital Statistics	\$ 45,000.00	\$ 82,400.00
Sanitation Inspector	\$ 55,000.00	\$ 77,250.00
Sanitation Inspector PT	\$ 20.00	\$ 42.00
Sanitation Worker	\$ 50,000.00	\$ 72,100.00
Sanitation Worker PT	\$ 16.00	\$ 25.75
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	\$ 72,100.00
Senior Account Clerk Typist PT	\$ 17.00	\$ 30.90
Senior Clerk Transcriber	\$ 44,000.00	\$ 72,100.00
Senior Communications Operator	\$ 40,000.00	\$ 72,100.00
Senior Mechanic	\$ 54,000.00	\$ 95,000.00
Senior Parking Enforcement Off FT	\$ 48,000.00	\$ 66,950.00
Senior Public Works Repairer	\$ 54,000.00	\$ 95,000.00
Senior Registered Environmental Health Specialist	\$ 56,226.00	\$ 90,000.00
Senior Water Repairer	\$ 54,000.00	\$ 95,000.00
Special Police Officer	\$ 45,900.00	\$ 87,500.00
Special Police Officer PT	\$ 21.00	\$ 42.00
Stipends for Additional Responsibilities	\$ 1,020.00	\$ 6,120.00
Superintendent of Water Distribution	\$ 85,000.00	\$ 125,000.00
Supervising Engineer	\$ 90,000.00	\$ 140,000.00
Supervising Planner	\$ 95,000.00	\$ 130,000.00
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	\$ 115,000.00
Technical Assistant	\$ 44,000.00	\$ 72,100.00
Technical Assistant BL	\$ 44,000.00	\$ 72,100.00
Town Administrator	\$ 127,500.00	\$ 238,000.00
Truck Driver	\$ 47,000.00	\$ 85,000.00
Violations Clerk	\$ 32,000.00	\$ 77,250.00
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. 52-2025

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A FIRE ENGINE FOR THE FIRE DEPARTMENT, IN AND BY THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING \$750,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$712,500 BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COST THEREOF

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

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Town of Dover, in the County of Morris, State of New Jersey (the "Town") as general improvements. For the said improvements or purposes stated in Section 3 hereof, there is hereby appropriated the principal amount of \$750,000, said amount being inclusive of a down payment in the amount of \$37,500 now available for said improvements or purposes as required by the Local Bond Law of the State of New Jersey, as amended and supplemented (N.J.S.A. § 40A:2-1 *et seq.*) (the "Local Bond Law"), by virtue of an appropriation from the Capital Improvement Fund of the Town for down payment or capital improvement purposes in a previously adopted budget or budgets of the Town.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$750,000 appropriation not provided for by said down payment referred to in Section 1 hereof, negotiable bonds of the Town are hereby authorized to be issued in the aggregate principal amount of \$712,500 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Town in an aggregate principal amount not exceeding \$712,500 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

SECTION 3.

- a) The improvements hereby authorized and the purposes for the financing of which said obligations are to be issued are for the acquisition of a fire engine and related apparatus and equipment for the Dover Fire Department.
- b) The improvements and purposes set forth in Section 3(a) shall also include, as applicable, all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.
- c) The aggregate estimated maximum amount of bonds or notes to be issued by the Town for said improvements and purposes is \$712,500.
- d) The aggregate estimated cost of said improvements and purposes is \$750,000, the excess thereof over the estimated maximum amount of bonds or notes to be issued therefor is the down payment in the amount of \$37,500, which is available for said improvements and purposes.

SECTION 4. In the event the United States of America, the State of New Jersey, and/or the County of Morris make a contribution or grant in aid to the Town for the improvements and purposes authorized in Section 3 hereof, and the same shall be received by the Town prior to the issuance of the bonds or notes authorized by this bond ordinance, then the amount of such bonds or notes to be issued shall

be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Morris. In the event that any amount so contributed or granted by the United States of America, the State of New Jersey and/or the County of Morris shall be received by the Town after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Town as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Town (the "Chief Financial Officer"), provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1 of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at a public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Town hereby certifies that it has adopted a capital budget or a temporary capital budget of the Town, as applicable. The capital budget or temporary capital budget, as applicable, of the Town is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital budget or temporary capital budget of the Town, a revised capital budget or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

- a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Town may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.
- b) The period of usefulness of said improvements or purposes within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is twenty (20) years.
- c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Town and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Town, as defined in the Local Bond Law, is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$712,500. The obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.
- d) An aggregate amount not exceeding \$50,000 for items of expense listed in and permitted under N.J.S.A. § 40A:2-20 of the Local Bond Law is included in the estimated cost indicated herein for the improvements or purposes hereinbefore described.



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 53-2025

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING, SUPPLEMENTING, AND REVISING CHAPTER 285 OF THE TOWN CODE OF THE TOWN OF DOVER AND REVISING AND AMENDING THE PROPERTY MAINTENANCE CODE OF THE TOWN OF DOVER

WHEREAS, the Town of Dover (the "Town") is a municipal corporation organized and operating under the laws of the State of New Jersey; and

WHEREAS, the Town wishes to amend Sections of the Town Code related to property maintenance throughout the Town in order to bring these Sections current and allow for better enforcement of property maintenance standards within the Town; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Mayor and Town Council of the Town ("Governing Body") are authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Borough by law.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Town of Dover that the Code of the Town of Dover is hereby amended, revised and/or supplemented as follows:

SECTION 1: Chapter 285 of the Code of the Town of Dover is hereby amended, revised, and supplemented as follows:

Chapter 285, PROPERTY MAINTENANCE

SECTION I.

§ 285-1. Adoption of standards; availability of copies. [Added 5-28-1996 by Ord. No. 19-1996; amended 09-09-2025 by Ord. No. xx-2025]

A certain document, three copies of which have been placed on file in the office of the Municipal Clerk of the Town of Dover, being marked and designated as the "Property Maintenance Code," dated June 2004 and is hereby adopted as the Property Maintenance Code of the Town of Dover, in the County of Morris and in the State of New Jersey, for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter.

§ 285-2. Effect on existing proceedings.

Nothing in this Chapter or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court or any rights acquired or liability incurred or any cause or causes of action acquired or existing under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Chapter.

§ 285-3. Violations and penalties; repeat offender. [Added 5-28-1996 by Ord. No. 19-1996; amended 09-09-2025 by Ord. No. xx-2025]

- A. Any person, firm or corporation who or which shall violate any of the provisions of this Chapter shall be subject to one or more of the following: a fine not exceeding \$2,500, a term of imprisonment not exceeding ninety (90) days or a period of community service not exceeding ninety (90) days, subject to a thirty (30) day cure period and an opportunity to be heard by a court of competent jurisdiction in accordance with N.J.S.A. § 40:49-5.
- B. Any person who is convicted of violating this Chapter within one year of the date of a previous violation of this chapter and who was fined for the previous violation, shall be sentenced to an additional fine as a repeat violator. The additional fine imposed by the Court upon a person for a repeated offense shall not be less than the minimum nor exceed the maximum fine fixed for a violation of this Chapter, but shall be calculated separately for the fine imposed for the violation of this Chapter.
- C. The Mayor and Town Council may waive the imposition of an additional fine upon a person for a repeated violation of the provisions of this Chapter by a duly adopted resolution of the Mayor and Town Council.

SECTION 2: The Property Maintenance Code of the Town of Dover is hereby amended and supplemented as indicated in this Ordinance. In accordance with § 285-1 of the Town Code, three copies (3) of the Property Maintenance Code revised as of September 16, 2025, are available on file in the office of the Municipal Clerk, in addition to a copy that shall be attached hereto.

SECTION 3: Severability

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

SECTION 4: Repealer

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

SECTION 5: Effective Date

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

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 54-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ESTABLISHING THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT

WHEREAS, the Town of Dover seeks to promote the economic growth, revitalization, and continued development of its downtown and commercial areas for the benefit of its residents, property owners, and business community; and

WHEREAS, the New Jersey Legislature, through the provisions of *N.J.S.A. 40:56-65 et seq.* (the "Special Improvement District Act"), authorizes municipalities to designate areas within their corporate limits as special improvement districts, and to create and designate a District Management Corporation to manage those districts; and

WHEREAS, the purpose of such special improvement districts is to encourage the undertaking of self-help programs to enhance local business climates, to stimulate economic growth, and to promote the general welfare and prosperity of municipalities and their inhabitants; and

WHEREAS, the Governing Body finds that the area described herein, encompassing portions of Dover's central business district and surrounding commercial corridors, contains a unique concentration of businesses, properties, and institutions whose success is essential to the Town's economic vitality and cultural character; and

WHEREAS, the Governing Body further finds that the establishment of a Special Improvement District will provide for the coordinated management of programs to improve safety, cleanliness, landscaping, marketing, parking, lighting, events, and business recruitment within the District; and

WHEREAS, the Governing Body has determined that the creation of such a District and the designation of a District Management Corporation will serve a public purpose by promoting commerce, preserving property values, encouraging investment, and enhancing the overall quality of life in the Town of Dover; and

WHEREAS, the Governing Body recognizes that the services to be provided within the District will supplement, not replace, the standard municipal services provided by the Town, ensuring that the benefits of the District are in addition to those enjoyed by the Town at large; and

WHEREAS, the Governing Body has given due consideration to the boundaries of the proposed District and to the types of properties to be included and assessed, ensuring that the costs and benefits of the District are distributed in a fair and equitable manner consistent with the Act; and

WHEREAS, the Governing Body desires to designate the “Special Improvement District,” to define its boundaries, to identify the properties to be assessed, and to designate a nonprofit District Management Corporation to manage the District; and

WHEREAS, the Governing Body has determined that the creation of the Dover Special Improvement District will foster a cleaner, safer, and more vibrant downtown, increase economic opportunity, attract new investment, and create a sustainable foundation for long-term growth;

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

Chapter __ – SPECIAL IMPROVEMENT DISTRICT

§ __.1 Findings and Purpose

The Governing Body of the Town of Dover finds and declares:

1. That an area within the Town (described in § __.2) would benefit from designation as a Special Improvement District (SID) under N.J.S.A. 40:56-65 et seq. (the “Act”).
2. That a nonprofit District Management Corporation (DMC) can provide administrative and other services benefiting the businesses, employees, residents and consumers within the District.
3. That a special assessment should be imposed and collected by the Town, and that all or a portion of such assessments shall be transferred to the DMC to effectuate the purposes of this Chapter.
4. That it is in the best interests of the Town and the public to create the District and designate the DMC.

§ __.2 Designation of District

A. There is hereby created and designated within the Town of Dover the “Special Improvement District” (the “District”) consisting of all parcels within the boundary described as follows: (Insert metes/blocks/lots or street address list/map or “as shown on the schedule on file with the Town Clerk”).

B. The District shall be subject to a special assessment of all commercial properties, other non-residential properties, and residential properties having four (4) or more residential units, located within the District.

C. The special assessment shall be collected by the Town with the regular property tax payment (or payment-in-lieu of taxes) or otherwise, and shall be transferred to the DMC as hereinafter provided.

§ __.3 Designation of District Management Corporation

A. The Dover Improvement District (nonprofit corporation) is hereby designated as the District Management Corporation (DMC) for the Special Improvement District.

B. The DMC shall receive all moneys derived from the special assessment and shall conduct its business in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) and the Open Public Records Act (N.J.S.A. 47:1A-1 et seq.).

C. The DMC shall file minutes of its meetings, its bylaws (and any amendments) with the Town Clerk, and provide such annual reports/audit as required by the Town.

D. The DMC shall have no power of condemnation or eminent domain.

§ __.4 Powers of the District Management Corporation

The DMC shall have all of the powers enumerated in the Act and, consistent with Town policies, may:

a. Adopt bylaws, elect officers and hire staff.

b. Apply for and receive grants, borrow money, acquire or lease property (subject to Town approval).

c. Plan, fund and oversee improvements within the District including landscaping, lighting, signage, public art, sidewalk enhancements, special events, business recruitment/retention, marketing and advertising.

d. Provide supplemental services not ordinarily furnished by the Town (e.g., supplemental cleaning, security, maintenance) in the District, subject to coordination with Town services.

e. Submit an annual budget, audit and report to the Town Council and Town Administrator.

§ __.5 Assessment and Budget

A. The DMC shall submit to the Town Council, by **TBD**, an estimate of the costs for operating, maintaining, and improving the District for the upcoming fiscal year. This requirement will take effect after the adoption of the SID, at which point the Dover Improvement District will have the authorization to proceed.

- B. The Town Council shall consider the estimate at a public hearing (notice mailed to owners in the District at least ten (10) days prior).
- C. After approval of the estimate, the Town Tax Assessor shall prepare an assessment roll listing each property included in the District, the then-current owners, and the amount of assessment for each parcel. The assessment shall be imposed in the tax year following its adoption.
- D. **Assessment Formula**

The annual assessment for properties located within the designated Special Improvement District shall be calculated using a fixed percentage formula. Each parcel within the boundaries of the District shall be assessed at a rate of **0.70% of the municipal tax levy applicable to that parcel**. This assessment shall be imposed annually and shall be used exclusively for the purposes set forth in this Ordinance, including but not limited to district management, beautification, marketing, maintenance, and other authorized activities that support and enhance the District.

Determination of Final Assessment Revenue

The total projected revenue generated from the Special Improvement District assessment will be included in the **Second Reading and Public Hearing** of this Ordinance. The Tax Assessor will provide a formal completed revenue calculation upon the adoption of the Ordinance on First Reading, at which time the Assessor will review and verify all parcels located within the approved District boundary map to determine the final assessment roll.

- E. Funds collected shall be deposited in a dedicated account and transferred quarterly/annually to the DMC.
- F. Properties within the Special Improvement District (SID) that are subject to tax abatement, PILOT agreements, or any other exemption shall be included in the SID assessment. Such properties shall be assessed based on the amount they would have contributed to the SID tax levy had they not been exempt, using the fixed percentage applied to all parcels within the District.

Upon the expiration of a PILOT or tax-exemption agreement, the property shall continue to be assessed in accordance with the standard SID assessment methodology. All properties constructed under a PILOT agreement shall be included in the assessment calculation from the outset.

§ __.6 Term, Meetings, Board of Directors of DMC

- A. The DMC Board shall consist of nine (9) members: one (1) member of the Town Council, and eight (8) members representing property owners, business owners, and residents within the District. These members shall be elected following the approval to proceed with the Special Improvement District (SID), in accordance with the Dover Improvement District bylaws (which will be available upon SID adoption).

B. Initial terms shall be staggered: upon first appointment, two members serve one-year, two serve two-years, three serve three-years. After that, all terms shall be three (3) years. No member (other than Council member) shall serve more than two (2) consecutive three-year terms without a one-year hiatus.

C. Meetings shall be held at least quarterly, minutes filed with Town Clerk.

§ __.7 Coordination with Town Services

A. The Town shall continue to provide all municipal services it currently provides within the District (police, fire, street cleaning, snow removal, etc.). The DMC's supplemental services shall not replace but shall enhance municipal services.

B. Prior to the DMC providing any services normally provided by the Town, the DMC and Town Administrator shall enter into a Service Agreement outlining responsibilities, costs, transfer of funds, staffing, etc.

§ __.8 Amendment, Termination or Expansion of District

A. The Town Council may, by ordinance, amend the boundaries of the District, modify the assessment formula or terminate the District pursuant to the Act (N.J.S.A. 40:56-65 et seq.).

B. Upon termination, any remaining funds shall be transferred to the Town's general fund or other legally appropriate account as directed by the Town Council.

§ __.9 Severability

If any section, paragraph, clause or provision of this Chapter is adjudged invalid, the remaining portions shall remain in full force and effect.

§ __.10 Effective Date

This ordinance shall take effect according to law (after public hearing, filing with County, etc.)

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 55-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 199, ARTICLE II OF THE TOWN'S CODE ENTITLED, "MOBILE RETAIL FOOD ESTABLISHMENTS"

WHEREAS, N.J.A.C. 8:24 et seq. sets forth certain sanitation and safety regulations for retail food establishments throughout the State, which also relate to mobile retail food establishments; and

WHEREAS, the Mayor and Town Council (the "Town") find it necessary to update and supplement certain provisions of Chapter 199 of the Town Code to ensure the safety, health and welfare of its residents; 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:

Section 1. Section 199-9 et seq. of the Code of the Town of Dover, entitled "Mobile Retail Food Establishments", is hereby amended and supplemented as follows:

Article II Mobile Retail Food Establishments

§ 199-9 Definitions.

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

MOBILE FOOD VENDOR LICENSES

License granted to a Mobile Food Vendor (sometimes referred to herein as a "licensee"), operating Mobile Retail Food Establishment or other vehicle.

MOBILE RETAIL FOOD ESTABLISHMENT

Any motorized, movable vehicle including not limited to: truck, van, trailer, cart, bicycle, watercraft, or other movable unit including hand carried, portable containers in or on which food or beverage is transported, stored, or prepared for retail sale or given away at temporary locations.

MOBILE FOOD VENDOR

Includes the singular and the plural and any person, firm or corporation, association, club, partnership, society or another organization in the business of selling food or beverages from a vehicle such as a truck, van or pushcart, whether such food or beverages are prepared on site or prepared elsewhere and transported to the site of the sale.

VEHICLES

Includes motor vehicles as described above, as well wagons, carts, trailers, motor trucks, service dispensers or other types of conveyance.

§ 199-10 Licenses required; fees.

- A. No person shall conduct, operate, or maintain a Mobile Retail Food Establishment without first obtaining a license to do so issued by the Municipal Clerk upon payment of the relevant sum as provided herein for such business, per year or fraction of a year. Licenses shall be issued annually and expire on December 31 of each year, unless sooner revoked or suspended. Any licensee who

fails to renew a license by December 31 shall not be permitted to operate until said license is renewed or temporary license is approved and obtained.

B. Classes.

(1) Licenses for Mobile Food Vendors shall be divided into the following classes:

a. **Class 1 – Downtown License.**

This license shall authorize operation only within the area commonly known as the “Downtown,” which for purposes of this section is defined as follows:

- **North Boundary:** McFarlan Street (U.S. Route 46)
- **East Boundary:** Sammis Avenue
- **West Boundary:** Prospect Street, extending westward to include the Dover Sportsplex property
- **South Boundary:** West Dickerson Street and East Dickerson Street; in locations where East Dickerson Street does not exist, the southern boundary shall follow East Blackwell Street

b. **Class 2 – Park and Playground License.**

This license shall authorize operation within the paved portions of active public parks and recreation facilities owned or maintained by the Town of Dover, including Crescent Field, Second Street Playground, King Field, Hurd Park, Waterworks Park, JFK Memorial Commons Park, Triangle Park, Bowlby Park, and any future active recreation facilities developed by the Town. For purposes of this section, “active public parks and recreation facilities” shall mean parks containing athletic fields, courts, scheduled or ongoing recreational use, or significant pedestrian activity. Small neighborhood pocket parks located exclusively within residential blocks are not included in this Class for regular operation; however, Class 2 vendors may operate in such parks during any recreational activity or gathering taking place at that location, for the duration of that activity or gathering. **Class 3 – Frozen Dairy and Frozen Snack Vendors.**

This license applies to vendors primarily engaged in the sale of frozen dairy products, frozen desserts, and frozen snack items from a motorized vehicle.

c. **Class 3 – Ice Cream Truck**

This license may operate in any zoning district, subject to the following time limits at any single location:

1. **Residential Zones:**

No more than **15 minutes** per stop.

2. **Public Parks and Recreation Areas:**

When serving at or adjacent to an active public park or recreation facility, vendors may remain for up to **one (1) hour** before relocating.

3. **All Other Zones:**

No more than **30 minutes** per stop.

All Class 3 vendors must relocate their vehicle at least one full block, or a minimum of 300 feet, after reaching the maximum time limit for the area in which they are operating.

d. **Class 4 – Private Property Mobile Food Vendor License.**

This license authorizes the operation of a mobile food truck **exclusively on private property**, with the express permission of the property owner or lawful tenant. Class 4 vendors may not operate in any residential zone for general commercial vending and are prohibited from selling food on public streets, sidewalks, or parks under this class.

Class 4 vending is intended to serve the employees, contractors, customers, and invitees of the host property. Class 4 vendors may offer any type of food or beverage, but **shall not sell or offer food to the general public, shall not solicit passersby, and shall not operate in a manner that converts the private property location into a public retail sales point.** The vendor must remain fully on the host property at all times while operating.

Class 4 vendors may operate only during the normal business hours of the host property and shall not operate before 6:00 a.m. or after 8:00 p.m., unless the host property is a legally operating business with later posted hours. Nothing in this Class shall permit continuous or overnight operation, nor operation outside the hours during which the host property is open for business.

e. **Class 5 – Seasonal or Special Event Food Truck License.**

This license authorizes mobile food vendors to operate within a Town-designated food truck area during any seasonal program or special event period established and approved by the Town. Class 5 vendors may operate **only within the designated program area, and only on the dates and during the hours published and approved by the Town** for that program. A Class 5 license does not authorize vending elsewhere in the Town outside of the designated food truck area.

Because Class 5 vendors may operate repeatedly during the program period, all applicants shall be subject to inspection and approval by the **Health Department** and the **Fire Department** prior to issuance. Class 5 licenses shall be valid only for the specific program period identified by the Town.

Nothing in this Class shall authorize vending in any other location, including public streets, sidewalks, parks, residential areas, or private property outside the designated food truck area.

License Term and Renewal.

All licenses issued under this Article shall run from January 1 through December 31 of each calendar year and shall expire at 11:59 p.m. on December 31 unless sooner suspended or revoked. Renewal applications must be submitted to the Municipal Clerk **no later than December 1** of each year. Any licensee who fails to obtain a renewed license by December 31 shall not operate after expiration. If a **complete and timely renewal application** is filed by December 1 and the Town has not completed its review, inspection, or approval process by December 31, the licensee may continue operating **only until the Town issues a final determination** on the renewal application. This limited continuation shall not apply to late or incomplete applications.

License Availability and Allocation.

Licenses for mobile food vendors shall be limited as follows:

- **Class 1:** Four (4) licenses
- **Class 2:** Four (4) licenses
- **Class 3:** Four (4) licenses

- **Class 4:** No limit on number of licenses.
- **Class 5:** The number of Class 5 licenses shall be determined annually by the Recreation Director based on the size and capacity of the designated food truck area for that year's event. The Town may increase or decrease the number of Class 5 licenses as necessary for safety, space, and operational considerations.

No person, business entity, or applicant shall hold more than one license within Class 1, Class 2, or Class 3. A licensee may hold only one license from among Class 1, Class 2, and Class 3, and shall not hold more than one of those classes simultaneously.

Licensees holding a Class 1, Class 2, or Class 3 license may additionally apply for and hold a Class 4 license and/or a Class 5 license. Class 4 and Class 5 licenses may be held in combination with any other class of license and shall not count toward the one-license limitation described above.

Waiting List; Annual Application Requirement.

The Municipal Clerk shall maintain a separate official waiting list for each class of license in which the number of licenses is limited. Beginning January 1 of each year, any person seeking to be placed on a waiting list must file a **full and complete application** for the class of license they are seeking. **Applicants who do not submit a full and complete application shall not be placed on any waiting list.** Applicants shall be added to the appropriate waiting list in the order in which their complete applications are received by the Municipal Clerk.

Definition of Complete Application.

For purposes of this section, a "complete application" required for **placement on a waiting list** shall mean an application that includes:

1. A fully completed application form issued by the Municipal Clerk;
2. Vehicle registration for the Mobile Retail Food Establishment Unit; and
3. Acceptable proof that the applicant has legal possession and control of the unit, which may include proof of ownership, a rental or lease agreement, or a written financing or rent-to-own agreement that identifies the vehicle and lists the applicant as an authorized owner or operator.

A complete application for **waiting list placement** does not require background checks, inspections, fire approvals, or other clearances that are required for final license issuance.

Only applications meeting the requirements above shall qualify an applicant for placement on a waiting list.

Fees.

The following shall be the schedule of fees for each class of mobile food vendor license:

1. **Class 1 – Downtown Mobile Retail Food Establishment License:**
\$500.00 per year
2. **Class 2 – Parks Mobile Retail Food Establishment License:**
\$500.00 per year
3. **Class 3 – Frozen Dairy and Frozen Snack Mobile Vendor License:**
\$250.00 per year
4. **Class 4 – Private Property Mobile Food Vendor License:**
\$25.00 per day when the host property is a commercial or business property;

\$500.00 per year (annual option) for vendors operating regularly on commercial properties with the owner's permission.

5. Class 5 – Seasonal or Special Event Food Truck License:

- **\$250.00 per seasonal period, as established annually by the Town for operation within the designated food truck zone; or**
- **\$50.00 per approved single-day special event.**

All fees are non-refundable and shall be paid in full at the time of application or renewal.

Identification and Required Documentation.

A. Documents Required to Be Visible From Outside the Unit

The following documents shall be posted in a manner that is **readily visible from the outside** of the Mobile Retail Food Establishment Unit, including from the service window:

1. **Town-issued mobile food vendor license.**
2. **Division of Health approval certificate** issued pursuant to N.J.A.C. 8:24.
3. **Certificate of Registration** issued by the New Jersey Division of Taxation.
4. **Permanent business identification**, including the business name, owner's name, business address, and working telephone number, displayed on the unit in letters not less than three (3) inches in height, consistent with N.J.S.A. 39:4-46.

B. Documents Required to Be Kept On-Site in a Binder

Each mobile food vendor shall maintain inside the unit a **clearly labeled binder or folder** containing the following documents, which shall be immediately available upon request of any enforcement official:

1. **Proof of liability insurance meeting the minimum requirements of this Article.**
2. **Fire safety inspection certificate**, including any required hood suppression system approvals and extinguisher certifications.
3. **Vehicle registration and proof of ownership or lease.**
4. **Any additional documents required by the Health Department, Fire Department, or Municipal Clerk.**

Non-Transferability; Limited Hardship Exception.

No license issued under this Article may be sold, assigned, transferred, or used by any person or entity other than the licensee. Any attempted transfer shall constitute a violation and may result in suspension or revocation of the license.

Hardship Exception.

Notwithstanding the above, a licensee may request a transfer of the license **solely to a bona fide business partner** listed in the entity's original or amended **business formation documents** (including an LLC operating agreement, partnership agreement, or corporate filing), provided that:

1. The licensee is **unable to continue operating** due to illness, medical incapacity, disability, or other circumstances outside the licensee's control; and

2. The proposed transferee was an established and documented partner **prior to the hardship**; and
3. The transferee submits a **complete application**, satisfies all requirements of this Article, and meets all background, health, and fire clearance standards; and
4. The transfer is approved by the **Municipal Clerk**, which may deny any transfer that appears fraudulent or intended to circumvent waiting list requirements; and
5. No consideration, payment, or compensation may be exchanged for any transfer.

Renewal

Rights.

A transferee approved under this hardship exception shall assume the status of the original licensee and shall be entitled to **renew the license annually with the same priority and rights** as any other active license holder, provided the renewal is filed timely and all requirements of this Article continue to be met.

§ 199-11 Application requirements; insurance.

- A. All applicants shall pay the license fee required and shall file with the Town Clerk a sworn written application, in duplicate, on the forms prescribed by the Division of Health, which shall be furnished by the Clerk. The Applicant shall give the following information:
 - (1) The name and address of the Applicant, including date of birth, driver's license number and social security number or tax identification number.
 - (2) A listing of the Mobile Retail Food Vendor's current staff, whether anticipated to or currently working on the Mobile Food Establishment.
 - (3) The name of the Mobile Retail Food Establishment and a brief description of the merchandise to be sold or distributed.

The make and model of the Mobile Retail Food Establishment Unit, the state license plate number, and documented proof that the applicant has legal possession and control of the unit. Acceptable documentation shall include proof of ownership, a rental or lease agreement, or a written financing or rent-to-own agreement that identifies the specific vehicle and lists the applicant as an authorized operator. The application shall also include a photograph of the unit showing the business name visibly displayed on the exterior of the Mobile Retail Food Establishment Unit.

Operating Hours.

Each applicant shall specify the days of the week and the hours during which the licensed activity will be conducted, subject to the following maximum operating hours established by class:

1. **Class 3 (Frozen Dairy and Frozen Snack Vendors):**
May operate **between 6:00 a.m. and 9:00 p.m.**
2. **Class 1, Class 2, and Class 5 (Downtown, Parks, and Seasonal/Special Event Vendors):**
May operate **between 6:00 a.m. and 10:00 p.m.**

Class 4 (Private Property Vendors):

May operate **only during the permitted operating hours specified for Class 4 licenses elsewhere in this Article**, as applicable to the type of private property and event.

- (4) A certificate of registration from the Director of the Division of Taxation of the New Jersey State Department of the Treasury. Every applicant who holds a license issued under this article during the year preceding the application shall present proof of payment of New Jersey sales tax required pursuant to N.J.S.A. 54:32B-1 et seq.

B. Insurance requirements.

- (1) Every licensee shall carry and maintain in force insurance covering its operations written by an insurance company licensed to do business in the State of New Jersey, providing the following minimum coverage and language:
 - (a) Comprehensive general liability: providing a minimum of one million dollars (\$1,000,000.00) coverage for non-motorized mobile food vendor vehicles
 - (b) Proof of motor vehicle insurance as per N.J.S.A. § 39:6B-1 if the mobile food vendor operates from a motor vehicle, in addition to the general liability insurance.
 - (2) The Town and its agents and employees shall be indemnified and held harmless from all claims and demands, losses and expenses arising from the permission granted, and shall be named as an additional insured.
 - (3) The issuing company shall notify the Town within ten (10) days of the cancellation of any of the policies.
 - (4) The licensee shall provide proof of paid-up insurance coverage, and in the case of not having paid the policy for a full year, appropriate, i.e., monthly, quarterly, or semiannual, proof shall be provided.
- (1) Whenever a mobile vehicle is used in the dispensation of food, it shall comply with the following regulations:
- (a) Each Mobile Retail Food Establishment shall be attended at all times by a certified food handler of the age of eighteen (18) years or over.
 - (b) New or replacement mobile food vendor trucks, vans or other vehicles trucks shall be inspected before operating. No changes shall be made to approved mobile food vendor trucks, vans, pushcarts or vehicles without re-inspection by the Division of Health. Each Mobile Retail Food Establishment in which food handling is exposed to the outdoor elements shall contain a dust guard enclosing the food preparation area.
 - (c) Each Mobile Retail Food Establishment shall contain a trash disposal receptacle.
 - (d) Mobile food vendors shall provide trash and recycling receptacles within ten (10) feet of their site and shall collect all trash and debris within twenty-five (25) feet before leaving their site. Collected trash must not be deposited in public trash receptacles.
 - (e) No Mobile Retail Food Establishment shall operate in any area where parking of motor vehicles is prohibited, restricted or regulated. Such areas shall include, but not be limited to, sidewalks, bus stops, taxi stands, fire hydrants, parking metered areas, loading zones, areas where parking is prohibited, such as from the corner of an intersection as indicated by curb markings, areas reserved for physically handicapped motor vehicle operators, crosswalks, driveways and any other areas so restricted, prohibited or regulated for the parking of motor vehicles. No mobile food vendors shall occupy street space blocking the passage of traffic.
 - (f) No holder of any Mobile Retail Food Establishment license, of whatsoever class, shall dispense any foodstuff or product to the occupant of any motor vehicle at any time said vehicle is parked, stopped or standing within any public right-of-way.
 - (g) Mobile Food Vendors must have a portable water tank/sink for hand washing attached to their vehicle as per N.J.A.C. 8:24-5.3.
 - (h) All licenses shall be posted in a conspicuous place on the licensed vehicle.

§ 199-12 Revocation or suspension by Health Officer.

- A. The Health Officer is authorized and empowered to suspend or revoke any license or permit regulated by this Code, issued to or held by any person pursuant to this Article, where it is found that the licensee is violating any health code or provisions of Chapter 24 of the State Sanitary Code. It shall be the duty of the licensee to comply with or obey such order immediately and to conduct no further operation until permission has been granted by the Health Officer and the Board of Health. When the Health Officer contemplates a revocation or suspension action, he/she shall present the licensee with the opportunity for a hearing. Prior to the hearing, the Health Officer shall present written charges enunciating the reasons for the revocation or suspension and shall notify the licensee of the place and time the hearing will be held. Licenses may be revoked or suspended for any violation of this Article, or of the State Sanitary Code, or for any repeated violations thereof.
- B. Any license issued under this Article may be suspended or revoked upon notice and hearing before the Town Council. The license may be suspended, for a period not to exceed ten (10) days, for repeated failure to comply with the direction of a law enforcement officer or a representative of the Clerk/Administrator's office, or any violation of this Article, or of the State Sanitary Code, or for any repeated violations thereof. . The license may be revoked for the following causes: procurement of the license by fraud, misrepresentation, false or misleading statements in securing a peddler's license or evasion or suppression of material facts in the application for a peddler's license; fraud, misrepresentation or knowingly false statement in the cause of carrying out of the business of peddling under this Article; or three convictions of violations of any sections of this Article. Notice of the hearing shall be given in writing, shall be mailed five days prior to the hearing date and shall set forth the grounds for suspension or revocation.

§ 199-13 Violations and penalties.

- A. Any person who fails to secure a license or violates any of the provisions of this Article shall, by conviction, be subject to one or more of the following penalties:
 - (1) A fine not less than \$100.00 and not to exceed \$1,250.00;
[Amended 4-9-2002 by Ord. No. 11-2002]
 - (2) Imprisonment for any term not to exceed 90 days; or
 - (3) A period of community service not to exceed 90 days.
- B. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

§ 199-14 Approval by Health Officer required.

No license or permit for a Mobile Retail Food Establishment license pursuant to this Article II of the Code of the Town of Dover shall be issued until application has also been made to and approved by the Health Officer or his/her staff.

§ 199-15 Time limit.

- A. Unless provided otherwise herein, the following time limits are set for each Mobile Retail Food Establishment:
 - (1) Weekdays: Sunday through Thursday, mobile food vendors shall operate between the hours of 6:30 a.m. and 9:00 p.m.
 - (2) Weekends: Friday and Saturday, mobile food vendors shall operate between the hours of 6:30 a.m. and 10:00 p.m.
- B. This provision shall be enforced by the Police Department.

Section 2. Enforcement.

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

Section 3. Severability

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

Section 4. Repealer

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

Section 5. Effective Date

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

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 43-2025

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

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

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 44-2025

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

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

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

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

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

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

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

Section 1. Rules of Decorum for Public Meetings.

§ 2-27 Rules of Decorum for Public Meetings

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

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

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

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

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

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

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

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

7. Meetings of the Council shall end at 10pm unless the presiding officer of the meeting extends the time, for good cause.

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

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

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

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

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

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

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

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

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

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

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

1. The presiding officer shall request that a person who is breaching the rules of decorum to be orderly.
2. If, after receiving a warning from the presiding officer, a person persists in disturbing the meeting, the presiding officer may order a temporary recess.
3. If the person repeatedly continues to disturb the meeting, the presiding officer may request that person to leave the meeting, after three (3) warnings from the presiding officer.
4. If such person does not leave the meeting and continues disruptive conduct, the presiding officer may request any law enforcement officer to remove that person from the chambers.
5. If a meeting is disturbed or disrupted in such a manner as to make the restoration of order infeasible or improbable, the meeting may be adjourned or continued by the presiding officer or a majority of the members, and any remaining business may be considered at the next meeting.
6. If an individual is deemed disruptive and requested to leave a meeting the individual may be temporarily banned from attending Council meetings for forty-five (45) days.

- Second offense shall result in a temporary ban of ninety (90) days.
- Third offense shall result in a temporary ban of one hundred and eighty (180) days.
- Fourth offense shall result in a temporary ban of one year.

Section 2. Severability

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

Section 3. Repealer

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

Section 4. Effective Date

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 45-2025

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Exemption Application and Financial Agreement request a long terms tax exemption for the Project for a term of 30-years and requiring payment of an Annual Service Charge based on 10% of annual gross revenue (for years 1 through 10), 11% of annual gross revenue (for years 11 through 20), and 12% of annual gross revenue (for years 21 through 30); and

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

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

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

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

Section 2. The Town makes the following findings:

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

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

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

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

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

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

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

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

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

Section 8. This Ordinance shall take effect in accordance with applicable law.

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 46-2025

**AN ORDINANCE OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS,
STATE OF NEW JERSEY, APPROVING THE PILOT APPLICATION AND
AUTHORIZING THE EXECUTION OF FINANCIAL AGREEMENTS WITH MERIDIA
DOVER 63 I, URBAN RENEWAL, LLC, MERIDIA DOVER 63 II, URBAN RENEWAL,
LLC, AND MERIDIA DOVER 63 III, URBAN RENEWAL, LLC, PURSUANT TO THE
LONG-TERM TAX EXEMPTION LAW**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, in particular and consistent with *N.J.S.A.* 40A:20-12(a), the Redevelopment Agreement provides for the completion of the entire Redevelopment Project in three (3) distinct Phases (each, a “Phase” and collectively, the “Phases”) in sequence, all of which are essential to achieving the overall development of the Project Site in a comprehensive manner that accomplishes the goals and objectives of the Redevelopment Plan; and

WHEREAS, the Project Site consists of Block 1201, Lot 6 on the official tax maps of the Town, upon which,

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Exemption Application and each Financial Agreement requests a long term tax exemption for each of the Projects for a term of 30-years and requiring payment of an Annual Service Charge based on 10% of annual gross revenue (for years 1 through 10), 11% of annual gross revenue (for years 11 through 20), and 12% of annual gross revenue (for years 21 through 30), with the tax exemption for all Projects not exceed fifty (50) years from the effective date of the Financial Agreement for the Phase I Project; and

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

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

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

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

Section 2. The Town makes the following findings:

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

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

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

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

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

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

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

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

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

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

Section 8. This Ordinance shall take effect in accordance with applicable law.

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 296-2025

BILLS LIST RESOLUTION

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

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

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

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$186,371.48
GENERAL CAPITAL ACCT claims in the amount of:	\$1,200.22
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$17,064.22
WATER CAPITAL ACCT claims in the amount of:	\$0.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$1,751.51
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$1,719.78
COAH TRUST ACCT claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$7,404.50
TOTAL CLAIMS TO BE PAID	\$215,511.71

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

TRUST/OTHER ACCT claims in the amount of:	\$0.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$778.36
TOTAL CLAIMS PAID	\$778.36
TOTAL BILL LIST RESOLUTION	\$216,290.07

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 12/9/2025



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 297-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER ADOPTING A VOLUNTEER BACKGROUND SCREENING AND CHILD-SAFETY POLICY

WHEREAS, the Town of Dover (“Town”) provides numerous programs, services, and activities for minors through the Recreation Department and other municipal departments, and the Town Council recognizes its responsibility to safeguard the wellbeing of children participating in Town-sponsored programs; and

WHEREAS, the Town possesses broad authority pursuant to N.J.S.A. 40:48-2 to adopt measures necessary and proper for the protection of public health, safety, and welfare; and

WHEREAS, New Jersey law authorizes youth-serving organizations to request criminal-history information for volunteers under N.J.S.A. 15A:3A-1 et seq., and further requires that such screening comply with the New Jersey Law Against Discrimination (N.J.S.A. 10:5-1 et seq.), the Fair Credit Reporting Act (15 U.S.C. §1681 et seq.), the New Jersey Opportunity to Compete Act (N.J.S.A. 34:6B-11), and all applicable privacy protections and due-process requirements; and

WHEREAS, the Town values its diverse volunteer base, including many residents from immigrant communities, and therefore seeks to adopt a policy that enhances child safety while avoiding practices that unnecessarily deter volunteer participation; and

WHEREAS, the Town Council has reviewed the Volunteer Background Screening and Child-Safety Policy, attached hereto as Exhibit A, which establishes a uniform, role-based screening process applicable to all Town departments using volunteers in youth-serving capacities, and which includes appropriate safeguards regarding confidentiality, privacy, nondiscrimination, and due-process rights; and

WHEREAS, the Town Council finds that adoption of the Policy is in the best interests of the Town and promotes the safety, welfare, and protection of minors participating in Town programs.

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

1. The Volunteer Background Screening and Child-Safety Policy, attached hereto as Exhibit A, is hereby adopted and approved.
2. All Town departments engaged in the use of volunteers for youth-serving programs shall implement and comply with the Policy.

3. The Business Administrator, Recreation Director, Human Resources Director, and Municipal Attorney are authorized to take all necessary administrative actions to effectuate the Policy.
4. This Resolution shall take effect immediately.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 298-2025

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 30, 2020, a lien was sold on Block 709 Lot 22, also known as 70 Davis Avenue, Dover, New Jersey for delinquent 2019 taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate 19-00003 was sold to Fedigan LLC; and,

WHEREAS, redemption fees for Certificate No.19-00003 were received in full.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council, Town of Dover, County of Morris, State of New Jersey that the Treasurer is authorized to issue a check in the amount of \$84,741.30 for redemption payment and premium made at time of sale, payable to Fedigan LLC, 474 Mary Allen Way, Mountainside, NJ 07092.

BE IT FURTHER RESOLVED that two certified copies of this resolution be returned to the Tax Collector.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 299-2025
TOWN OF DOVER
EMERGENCY RESOLUTION-NJS 40A:4-48
(Under 3% limitation)

WHEREAS, an emergency has arisen with respect to **legal expenses** and, no adequate provision was made in the 2025 budget for the aforesaid purpose, and

NJS 40A:4-46 provides for the creation of an emergency appropriation for the purpose mentioned above, and

WHEREAS, the total amount of emergency appropriations created, including the appropriation to be created by this resolution is \$425,000 and three (3) percent of the total operating appropriations in the budget for 2025 is \$1,049,548.56 and

WHEREAS, the foregoing appropriation together with prior appropriations does not exceed three (3) percent of the total operating appropriations (including utility operation appropriations) in the budget for 2026,

NOW, THEREFORE, BE IT RESOLVED, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with NJS 40A:4-48:

1. An emergency appropriation is hereby made for **general legal expenses** in the amount of \$425,000
2. That said emergency appropriation shall be provided for in full in the 2026 budget, and is requested to be excluded from CAPS, pursuant to NJS 40A:4-53.3c(1)

Two (2) certified copies of this resolution will be filed with the Director of the Division of Local Government Services

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 300-2025

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the FY2026 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-2026-Richboynton Road Improvements Proj-00026” 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 9th day of December, 2025.

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 Dodd
Presiding Officer

ATTEST and AFFIX SEAL



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 301-2025

RESOLUTION (A) PROVIDING FOR THE COMBINATION OF CERTAIN BOND ORDINANCES AND DETERMINING THE FORM AND OTHER DETAILS OF THE OFFERING OF NOT TO EXCEED \$23,738,000 GENERAL OBLIGATION BONDS, SERIES 2026 CONSISTING OF \$18,203,000 GENERAL IMPROVEMENT BONDS, SERIES 2026, AND \$5,535,000 WATER UTILITY BONDS, SERIES 2026 OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY AND PROVIDING FOR THEIR SALE, AND (B) AUTHORIZING THE SALE AND ISSUANCE OF NOT TO EXCEED \$12,350,299 BOND ANTICIPATION NOTES, SERIES 2026 CONSISTING OF \$6,350,299 GENERAL IMPROVEMENT NOTES, SERIES 2026, \$5,000,000 WATER UTILITY NOTES, SERIES 2026, AND \$1,000,000 PARKING UTILITY NOTES, SERIES 2026 OF THE TOWN

BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the bonds of the Town of Dover, in the County of Morris, State of New Jersey (the "Town"), authorized pursuant to the bond ordinances of the Town heretofore adopted and described in Section 2 hereof, shall be combined into a single issue of General Improvement Bonds, Series 2026 in the aggregate principal amount of \$18,203,000 (the "General Improvement Bonds").

Section 2. The principal amount of bonds authorized by each bond ordinance to be combined into a single issue of General Improvement Bonds as provided above, and the bond ordinances authorizing the General Improvement Bonds described by reference to the ordinance number, description and date of final adoption, proceeds of bonds to be issued, and period of usefulness determined in each of the bond ordinances are, respectively, as follows:

Ordinance Number	Description and Date of Final Adoption	Proceeds of Bonds to be Issued	Useful Life
11-2016	Various improvements and purposes, finally adopted 05/24/16	\$ 2,314,475.00	11.20 years
17-2016	Improvements to the Meridia Transit Plaza, finally adopted 7/12/16	\$ 1,034,152.00	10 years

Ordinance Number	Description and Date of Final Adoption	Proceeds of Bonds to be Issued	Useful Life
9-2017	Various improvements and purposes, finally adopted 5/9/17	\$ 2,058,194.50	13.49 years
1-2018	Acquisition, renovation and improvement of the Berkley College building and property, finally adopted 2/27/18	\$ 7,140,291.00	22.53 years
4-2018	Various improvements and purposes, finally adopted 4/24/18	\$ 2,365,732.00	12.29 years
15-2019	Various improvements and purposes, finally adopted 11/26/19	\$ 320,155.50	10 years
14-2021	Various capital improvements, finally adopted 7/13/21	<u>\$ 2,970,000.00</u>	9.99 years
		<u>\$18,203,000.00</u>	

Section 3. The following matters are hereby determined with respect to the combined issue of General Improvement Bonds:

(a) The average period of usefulness, computed on the basis of the respective principal amounts of General Improvement Bonds presently authorized to be issued pursuant to each of the bond ordinances described in Section 2 hereof and the respective periods or average periods of usefulness therein determined, is not more than 15.76 years.

(b) The General Improvement Bonds of the combined issue shall be designated "General Improvement Bonds, Series 2026" and shall mature within the average period of usefulness determined in Section 3(a) above.

(c) The General Improvement Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law of the State of New Jersey, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the "Local Bond Law"), specifically N.J.S.A. 40A:2-26(f), that are applicable to the sale and issuance of bonds authorized by a single bond ordinance and, accordingly, may be sold with other issues of bonds.

(d) The General Improvement Bonds are being issued to refund, on a current basis, an \$18,203,000 principal portion of prior outstanding general improvement notes of the Town issued in the aggregate principal amount of \$18,203,580 on January 22, 2025 and maturing on January 21, 2026 (the "Prior General Improvement Notes") (the remaining balance of the Prior General Improvement Notes will be paid with cash on hand in the amount of \$580).

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) None of the General Improvement Bonds described in Section 2 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 2 have not been rescinded heretofore and now remain in full force and effect as authorizations for the respective amounts of bonds set opposite the descriptions of the bond ordinances set forth in Section 2 hereof.

(b) The several purposes or improvements authorized by the respective bond ordinances described in Section 2 hereof are improvements and purposes for which bonds may be issued lawfully pursuant to the Local Bond Law.

(c) Any General Improvement Bonds issued pursuant to this resolution and said bond ordinances described in Section 2 hereof shall be general obligations of the Town, and the Town's full faith and credit are hereby irrevocably pledged to the punctual payment of the principal of and interest on said General Improvement Bonds and, unless paid from other sources, the Town is required by law to provide for the payment thereof by the levy of *ad valorem* taxes on all the taxable property located within the Town, without limitation as to rate or amount.

Section 5. The General Improvement Bonds shall mature in the principal amounts on January 15 in each of the years as follows:

<u>Year</u>	<u>Principal Amount*</u>	<u>Year</u>	<u>Principal Amount*</u>
2027	\$905,000	2035	\$1,245,000
2028	940,000	2036	1,295,000
2029	980,000	2037	1,350,000
2030	1,020,000	2038	1,400,000
2031	1,060,000	2039	1,460,000
2032	1,105,000	2040	1,520,000
2033	1,150,000	2041	1,578,000
2034	1,195,000		

* Preliminary, subject to change as described herein.

The General Improvement Bonds are subject to redemption prior to their stated maturities in accordance with the terms provided in the Notice of Sale authorized herein and attached hereto as Exhibit B. The General Improvement Bonds shall be fifteen (15) in number, with one bond certificate being issued for each year of maturity, and shall be designated and numbered GI-1 to GI-15, inclusive.

Section 6. Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the bonds of the Town, authorized pursuant to the bond ordinances of the Town heretofore adopted and described in Section 7 hereof, shall be combined into a single issue of Water Utility Bonds, Series 2026 in the aggregate principal amount of \$5,535,000 (the "Water Utility Bonds").

Section 7. The principal amount of bonds authorized by each bond ordinance to be combined into a single issue of Water Utility Bonds as provided above, and the bond ordinances authorizing the Water Utility Bonds described by reference to the ordinance number, description and

date of final adoption, proceeds of bonds to be issued, and period of usefulness determined in each of the bond ordinances are, respectively, as follows:

Ordinance Number	Description and Date of Final Adoption	Proceeds of Bonds to be Issued	Useful Life
8-2017	Various improvements and purposes to the water utility, finally adopted 5/9/17	\$2,593,000.00	29.84 years
23-2021	Various improvements to the water system, finally adopted 9/28/21	\$2,942,000.00	15 years
		<u>\$5,535,000.00</u>	

Section 8. The following matters are hereby determined with respect to the combined issue of Water Utility Bonds:

(a) The average period of usefulness, computed on the basis of the respective principal amounts of Water Utility Bonds presently authorized to be issued pursuant to each of the bond ordinances described in Section 7 hereof and the respective periods or average periods of usefulness therein determined, is not more than 21.95 years.

(b) The Water Utility Bonds of the combined issue shall be designated “Water Utility Bonds, Series 2026” and shall mature within the average period of usefulness determined in Section 8(a) above.

(c) The Water Utility Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law, specifically N.J.S.A. 40A:2-26(f), that are applicable to the sale and issuance of bonds authorized by a single bond ordinance and, accordingly, may be sold with other issues of bonds.

(d) The Water Utility Bonds are being issued to refund, on a current basis, a \$5,535,000 principal portion of prior outstanding water utility notes of the Town issued in the aggregate principal amount of \$10,535,420 on January 22, 2025 and maturing on January 21, 2026 (the “Prior Water Utility Notes”) (the remaining balance of the Prior Water Utility Notes will be paid with cash on hand in the amount of \$420 and the proceeds received from the issuance of \$5,000,000 Water Utility Notes (as hereinafter defined)).

Section 9. The following additional matters are hereby determined, declared, recited and stated:

(a) None of the Water Utility Bonds described in Section 7 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 7 have not been rescinded heretofore and now remain in full force and effect as authorizations for the respective amounts of bonds set opposite the descriptions of the bond ordinances set forth in Section 7 hereof.

(b) The several purposes or improvements authorized by the respective bond ordinances described in Section 7 hereof are improvements and purposes for which bonds may be issued lawfully pursuant to the Local Bond Law and such improvements or purposes, if applicable and permitted by the Local Bond Law, specifically N.J.S.A. 40A:2-44(c), and provided that the Water Utility

of the Town is self-liquidating, are deductible from gross debt in any annual or supplemental debt statement of the Town.

(c) Any Water Utility Bonds issued pursuant to this resolution and said bond ordinances described in Section 7 shall be general obligations of the Town, and the Town's full faith and credit are hereby irrevocably pledged to the punctual payment of the principal of and interest on said Water Utility Bonds and, unless paid from other sources, including water utility fees, the Town is required by law to provide for the payment thereof by the levy of *ad valorem* taxes on all the taxable property located within the Town, without limitation as to rate or amount.

Section 10. The Water Utility Bonds shall mature in the principal amounts on January 15 in each of the years as follows:

<u>Year</u>	<u>Principal Amount*</u>	<u>Year</u>	<u>Principal Amount*</u>
2027	\$190,000	2038	\$265,000
2028	190,000	2039	275,000
2029	190,000	2040	285,000
2030	190,000	2041	302,000
2031	200,000	2042	310,000
2032	210,000	2043	325,000
2032	215,000	2044	335,000
2034	225,000	2045	350,000
2035	235,000	2046	365,000
2036	245,000	2047	378,000
2037	255,000		

* Preliminary, subject to change as described herein.

The Water Utility Bonds are subject to redemption prior to their stated maturities in accordance with the terms provided in the Notice of Sale authorized herein and attached hereto as Exhibit B. The Water Utility Bonds shall be twenty-one (21) in number, with one bond certificate being issued for each year of maturity, and shall be designated and numbered WU-1 to WU-21, inclusive.

Section 11. The General Improvement Bonds and the Water Utility Bonds are hereinafter collectively referred to as the "Bonds".

Section 12. The Bonds will be issued in fully registered book-entry form, without coupons. One certificate shall be issued for the aggregate principal amount of each series of Bonds maturing in each year. Both principal of and interest on the Bonds will be payable in lawful money of the United States of America. Each certificate will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, Brooklyn, New York ("DTC"), which will act as Securities Depository (the "Securities Depository") for the Bonds. The certificates will be on deposit with DTC. DTC will be responsible for maintaining a book-entry system for recording the interests of its Participants ("Participants") and/or the transfers of the interests among its Participants. The Participants will be responsible for maintaining records regarding the beneficial ownership interests in the Bonds on behalf of individual purchasers. Individual purchases of the Bonds may be made in the principal amount of \$5,000 each or any integral multiple of \$1,000 in excess thereof, through book

entries made on the books and records of DTC and its Participants. The Bonds will be dated their date of delivery and shall bear interest from such date, which interest shall be payable semiannually on the fifteenth (15th) day of January and July in each year (each an "Interest Payment Date"), commencing July 15, 2026, until maturity or prior redemption, at a rate or rates per annum as proposed by the successful bidder in accordance with the Notice of Sale authorized herein and attached hereto as Exhibit B. The principal of and the interest on the Bonds will be paid to the Securities Depository by the Town, or some other paying agent as the Town may designate and appoint, on the maturity dates and due dates listed therein and will be credited on the maturity dates and due dates to the Participants of DTC as listed on the records of DTC as of each January 1 and July 1 (the "Record Dates") preceding an Interest Payment Date. The Bonds shall be executed by the manual or facsimile signatures of the Mayor and the Temporary Chief Financial Officer or the Chief Financial Officer (collectively, the "Chief Financial Officer") of the Town and the official seal of the Town shall be affixed, imprinted or reproduced thereon and attested by the manual signature of the Acting Clerk, the Deputy Clerk or the Clerk (collectively, the "Clerk") of the Town. The following matters are hereby determined with respect to the Bonds:

Date of Bonds:	Date of Delivery;
Principal Payment Date:	January 15, 2027 and each January 15 thereafter until maturity or prior redemption;
Interest Payment Dates:	Semiannually on each January 15 and July 15, commencing July 15, 2026, until maturity or prior redemption;
Place of Payment:	Cede & Co., Brooklyn, New York.

Section 13. The Bonds shall be substantially in the form set forth in Exhibit A attached hereto with such additions, deletions and omissions as may be necessary for the Town to market and sell the Bonds, upon the advice of Wilentz, Goldman & Spitzer, P.A., Woodbridge, New Jersey, in its capacity as Bond Counsel to the Town ("Bond Counsel"), NW Financial Group, LLC, Bloomfield, New Jersey, in its capacity as Municipal Advisor to the Town (the "Municipal Advisor"), and Nisivoccia LLP, Mount Arlington, New Jersey, in its capacity as Auditor to the Town ("Auditor").

Section 14. The Bonds shall be sold upon receipt of electronic bids on Tuesday, January 6, 2026 at 11:00 a.m. by the Chief Financial Officer of the Town on i-Deal's Bidcomp®/PARITY® electronic competitive bidding system ("PARITY"), in accordance with the Notice of Sale authorized and set forth in Exhibit B attached hereto. The use of the services provided by PARITY and the fees associated therewith are hereby approved. Bond Counsel, on behalf of the Clerk of the Town, is hereby authorized and directed to arrange for the publication of a summary of such Notice of Sale to be published not less than seven (7) days prior to the date of sale of the Bonds in The Bond Buyer, a nationally recognized local government bond marketing publication devoted primarily to financial news or the subject of state and municipal bonds, and the full text of such Notice of Sale to be published not less than seven (7) days prior to the date of sale of the Bonds in The Daily Record, a newspaper qualified for publication of ordinances by the Town Council of the Town Council of the Town. Pursuant to N.J.S.A. 40A:2-34, the Town hereby designates the Chief Financial Officer of the Town as the financial officer authorized to sell and award the Bonds in accordance with the Notice of Sale authorized herein, and such financial officer shall report in writing the results of the sale of the Bonds to the Town Council of the Town at its next regularly scheduled meeting thereafter. The

Chief Financial Officer is hereby further authorized and directed to do and accomplish all matters and things necessary or desirable to effectuate the offering and sale of the Bonds.

The Notes (as defined in Section 18 hereof) shall be sold upon receipt of electronic bids on Tuesday, January 6, 2026 at 11:15 a.m. by the Chief Financial Officer of the Town on PARITY, in accordance with the Notice of Sale authorized herein and set forth as Exhibit C hereto. Bids for the Notes may also be submitted, in accordance with the Notice of Sale set forth in Exhibit C attached hereto, via electronic mail.

Section 15. The Notice of Sale for the Bonds shall be substantially in the form set forth in Exhibit B attached hereto with such additions, deletions and omissions as may be necessary for the Town to market and sell the Bonds, upon the advice of Bond Counsel, the Municipal Advisor, and the Auditor.

The Notice of Sale for the Notes shall be substantially in the form set forth in Exhibit C attached hereto with such additions, deletions and omissions as may be necessary for the Town to market and sell the Notes, upon the advice of Bond Counsel, the Municipal Advisor, and the Auditor.

Section 16. The Bonds and the Notes shall, respectively, have attached a copy thereto of the written opinions with respect to such Bonds and Notes that are to be rendered by Bond Counsel. The Clerk of the Town is hereby authorized and directed to file a signed duplicate of such written opinions in the office of the Clerk of the Town.

Section 17. Bond Counsel is hereby authorized and directed to arrange for the printing of the Bonds and the Notes and for the printing and electronic posting of the Preliminary Official Statement (as hereinafter defined) and the Final Official Statement (as hereinafter defined), which Preliminary Official Statement and Final Official Statement are each hereby authorized and directed to be prepared by Bond Counsel, the Municipal Advisor, the Auditor, the Chief Financial Officer, and other Town officials. Bond Counsel, the Financial Advisor and the Auditor are also authorized and directed to arrange for the distribution of the Preliminary Official Statement on behalf of the Town to those financial institutions that customarily submit bids for such Bonds and Notes, respectively. The Mayor, Chief Financial Officer, Town Attorney, and Clerk of the Town are each authorized and directed to execute and deliver any certificates necessary in connection with the distribution of the Preliminary Official Statement and the Final Official Statement. Bond Counsel, the Municipal Advisor and the Auditor are hereby further authorized and directed to obtain ratings on the Bonds and Notes, respectively, and to prequalify the Bonds for municipal bond insurance and to prepare and submit financial and other information on the Town to rating agencies and municipal bond insurers.

Section 18. The Bond Anticipation Notes, Series 2026 in the par amount of \$12,350,299 consisting of \$6,350,299 General Improvement Notes, Series 2026 (the "General Improvement Notes"), \$5,000,000 Water Utility Notes, Series 2026 (the "Water Utility Notes"), and \$1,000,000 Parking Utility Notes, Series 2026 (the "Parking Utility Notes" and together with the General Improvement Notes and the Water Utility Notes, are collectively referred to as the "Notes") are hereby authorized and shall be issued pursuant to, and within the limitations prescribed by, the Local Bond Law. The General Improvement Notes are being issued to refund, on a current basis, prior general improvement notes issued in the aggregate principal amount of \$6,350,299 on August 27, 2025 and maturing on January 21, 2026 (the "Prior General Improvement Notes"). The Water Utility Notes are being issued to refund, on a current basis, the remaining \$5,000,000 principal portion of the Prior Water Utility Notes. The Parking Utility Notes are being issued to temporarily finance the cost of various capital improvements

and purposes for the parking utility in and by the Town in the amount of \$1,000,000, including paying the costs associated with the issuance of the Parking Utility Notes.

Section 19. The bond ordinances authorizing the General Improvement Notes and the improvements or purposes for which the General Improvement Notes are to be issued, described by reference to the ordinance number, description and date of final adoption, and amount of General Improvement Notes to be issued for such improvements or purposes, are, respectively, as follows:

Ordinance Number	Description and Date of Final Adoption	Amount
5-2019	Various improvements and purposes, finally adopted 6/25/19	\$ 950,000.00
22-2023	Various capital improvements, finally adopted 9/12/23	\$2,475,714.00
5-2024	Various capital improvements, finally adopted 2/27/24	<u>\$2,924,585.00</u>
		<u>\$6,350,299.00</u>

The bond ordinances authorizing the Water Utility Notes and the improvements or purposes for which the Water Utility Notes are to be issued, described by reference to the ordinance number, description and date of final adoption, and amount of Water Utility Notes to be issued for such improvements or purposes, are, respectively, as follows:

Ordinance Number	Description and Date of Final Adoption	Amount
5-2018	Water supply and distribution system of the Town, finally adopted 4/24/18	\$1,850,000.00
21-2022	Various improvements to the water system, finally adopted 9/13/22	\$3,150,000.00
		<u>\$5,000,000.00</u>

The bond ordinance authorizing the Parking Utility Notes and the improvements or purposes for which the Parking Utility Notes are to be issued, described by reference to the ordinance number, description and date of final adoption, and amount of Parking Utility Notes to be issued for such improvements or purposes, is as follows:

Ordinance Number	Description and Date of Final Adoption	Amount
40-2025	Various acquisitions and improvements by and for the parking utility, finally adopted 10/28/25	\$1,000,000.00
		<u>\$1,000,000.00</u>

The following matters in connection with the Notes are hereby determined, declared and recited:

A) All Notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Town, provided that no Notes shall mature later than (i) one (1) year from its date of issuance, or (ii) more than three (3) years from the date of the first note issued pursuant to said bond ordinances referred to in this section, unless the Town shall have paid and retired amounts of such Notes sufficient to allow it, in accordance with the provisions of Section 8.1 of the Local Bond Law, to renew a portion thereof beyond the third anniversary date of the first issuance of such Notes.

B) All Notes issued hereunder shall bear interest at such rate as shall be determined by the Chief Financial Officer of the Town.

C) The Chief Financial Officer of the Town, in consultation with Bond Counsel, the Municipal Advisor and the Auditor, is hereby authorized and directed to provide for the renewal of such Notes from time to time in accordance with the provisions of the Local Bond Law, said bond ordinances and this section, without further authorization from the Town Council of the Town.

D) The Notes will be issued in fully registered book-entry form. Both principal of and interest on the Notes will be payable in lawful money of the United States of America. The Notes will be registered in the name of Cede & Co., as nominee of DTC, which will act as Securities Depository for the Notes. The Notes will be on deposit with DTC. DTC will be responsible for maintaining a book-entry system for recording the interests of its Participants and/or the transfers of the interests among its Participants. The Participants will be responsible for maintaining records regarding the beneficial ownership interests in the Notes on behalf of individual purchasers. Individual purchases of the Notes may be made in the principal amount of \$5,000 each or any integral multiple of \$1,000 in excess thereof or, as applicable, any odd denomination in excess thereof, through book entries made on the books and records of DTC and its Participants. The principal of and interest on the Notes will be paid to the Securities Depository by the Town or a duly designated paying agent on the maturity date of the Notes.

E) The Notes shall be executed in the name of the Town by the manual or facsimile signatures of the Mayor and Chief Financial Officer of the Town and the seal of the Town shall be affixed, imprinted or reproduced thereon and the signatures of such officials on the Notes shall be attested by the manual signature of the Clerk of the Town, as set forth in Section 25 of the Local Bond Law.

F) The Chief Financial Officer of the Town is hereby authorized and directed to sell said Notes, pursuant to the terms of the Notice of Sale attached hereto as Exhibit C to be distributed in connection therewith, at a public sale on or about Tuesday, January 6, 2026 or at some other mutually convenient date and time at not less than par and to deliver the Notes to the purchaser thereof upon receipt of payment of the purchase price plus accrued interest thereon, if any, from their dated date to the date of the delivery thereof and payment therefor. The sale of such Notes may be conducted by receipt of electronic proposals via PARITY or electronic mail, as described above in Section 14 hereof. The use of the services provided by PARITY and the fees, if any, associated therewith are also hereby approved with respect to the Notes. The Mayor and Chief Financial Officer of the Town are further authorized and directed to do and accomplish all matters and things necessary or desirable to effectuate the offering and sale of the Notes in accordance herewith.

G) Any Notes issued pursuant to this resolution and said bond ordinances referenced in this Section 19 hereof shall be general obligations of the Town, and the Town's full faith and credit are hereby irrevocably pledged to the punctual payment of the principal of and interest on said Notes and, unless paid from other sources, including, as applicable, water fees and/or parking fees, the Town is required by law to provide for the payment thereof by the levy of *ad valorem* taxes on all the taxable property located within the Town, without limitation as to rate or amount.

H) The Chief Financial Officer of the Town is hereby authorized and directed to report in writing to the Town Council at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this resolution is made, such report to include the description, principal amount, interest rate and maturity of the Notes sold, the prices obtained and the name of the purchaser.

Section 20. The Town hereby covenants that it will comply with any condition subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), to preserve the exemption from taxation of interest on the Bonds and the Notes, respectively, from Federal income taxes, including the requirement to rebate all net investment earnings on the gross proceeds above the arbitrage yield on the Bonds and/or the Notes, if necessary.

Section 21. The Town is hereby authorized to make representations and warranties, to enter into agreements and to make all arrangements with DTC, as may be necessary, to provide that the Bonds and the Notes, respectively, will be eligible for deposit with DTC and to satisfy any obligation undertaken in connection therewith.

Section 22. In the event DTC may determine to discontinue providing its services with respect to the Bonds and/or the Notes or is removed by the Town, and if no successor securities depository is appointed, the Bonds and/or Notes which were previously issued in book-entry form shall be converted to Registered Bonds or Registered Notes, as applicable (collectively, the "Registered Obligations"), in denominations of \$5,000 each or any integral multiple of \$1,000 in excess thereof, or, as applicable, any odd denomination in excess thereof. The beneficial owner under the book-entry system, upon registration of the Registered Obligations held in the beneficial owner's name, will become the registered owner of the respective Registered Obligations. The Town shall be obligated to provide for the execution and delivery of the respective Registered Obligations in certified form.

Section 23. The Chief Financial Officer is hereby authorized and directed to "deem final" the Official Statement (the "Official Statement") prepared with respect to the issuance of the Bonds and the Notes and pursuant to the provisions of the Rule (as hereinafter defined) and to execute a certificate regarding same. The Chief Financial Officer is hereby authorized and directed to authorize and approve the use and distribution of the Official Statement in preliminary form (the "Preliminary Official Statement") in connection with the marketing, offering and sale of the Bonds and the Notes. Upon the sale of the Bonds and the Notes, the Preliminary Official Statement shall be modified, in consultation with Bond Counsel, the Municipal Advisor and the Auditor, to reflect the effect of the sale of the Bonds and the Notes and said modified Preliminary Official Statement shall constitute the final Official Statement (the "Final Official Statement"). The Chief Financial Officer is hereby authorized and directed to execute and deliver the Final Official Statement to the respective purchasers of the Bonds and the Notes in accordance with the provisions of the Rule (as hereinafter defined), for their use in the sale, resale and distribution of the Bonds and the Notes, where and if applicable.

Section 24. The Town hereby covenants and agrees that it will comply with, and carry out, all of the provisions of the respective Continuing Disclosure Certificates for the Bonds and

the Notes, respectively (the “Certificates”), which will set forth the obligation of the Town to file, as applicable, budgetary, financial and operating data on an annual basis for the Bonds and notices of certain enumerated events with respect to the Bonds and the Notes, in accordance with the provisions of Rule 15c2-12 (the “Rule”) promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended and supplemented. The Chief Financial Officer of the Town is hereby authorized and directed to execute and deliver the respective Certificates to the respective purchasers of the Bonds and the Notes to evidence the Town’s undertaking with respect to the Rule. Notwithstanding the foregoing, failure of the Town to comply with the Certificates shall not be considered a default on the Bonds or the Notes, as applicable; however, any Bondholder or Noteholder, as applicable, may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance, to cause the Town to comply with its obligations hereunder and thereunder.

Section 25. The Chief Financial Officer of the Town is hereby authorized and directed to sell the aforesaid Bonds and Notes and to determine all matters in connection with the Bonds and the Notes (including any other matters set forth in this resolution that are deemed necessary and advisable to change by the Chief Financial Officer, prior to the sale or closing of the Bonds and the Notes, as applicable, all in consultation with Bond Counsel, the Municipal Advisor and the Auditor), and the manual or facsimile signature of the Chief Financial Officer of the Town upon any documents, agreements or certificates shall be conclusive as to all such determinations. The Mayor, the Chief Financial Officer, the Clerk of the Town and any other Town Official or professional, including, but not limited to, Bond Counsel, the Municipal Advisor, the Auditor, the Town Engineer and Town Attorney (collectively, the “Town Officials”), are each hereby authorized and directed to execute and deliver such documents, certificates, agreements and opinions as are necessary to consummate the sale and closing of the Bonds and the Notes, respectively, and to take such actions or refrain from such actions as are necessary for the issuance of the Bonds and the Notes, respectively, and all such actions or inactions taken by the aforesaid Town Officials and professionals heretofore are hereby ratified and confirmed.

Section 26. Neither the Bonds nor the Notes are “qualified tax-exempt obligations” for purposes of Section 265(b)(3)(B)(ii) of the Code.

Section 27. This resolution shall take effect immediately.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____