



TOWN OF DOVER
MAYOR AND BOARD OF ALDERMEN
CAUCUS MEETING MINUTES
MARCH 28, 2017 7:00 PM

The Caucus Meeting of the Mayor and Board of Aldermen was held in council chambers, 37 N. Sussex Street, Dover, New Jersey.

Mayor Dodd called the meeting to order at 7:00 PM

ROLL CALL:

Present: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Absent: Aldermen Picciallo and Romaine

Also present were Municipal Clerk Margaret Verga, Administrator Donald Travisano and Attorney Timothy Downs

Municipal Clerk Margaret Verga stated adequate notice was given to the official newspaper

SUNSHINE LAW STATEMENT

In accordance with the provisions set forth in the Open Public Meeting Law, notification of this meeting has been sent to all officially designated Town newspapers and notice is posted in the Town Hall.

PRESENTATION—Recreation 7th & 8th Grade Division Basketball Team Men in Black on their winning 2017 Season & tournament win

John Mooney & Andrew Kucinski from Nisivoccia LLP attended the meeting to introduce the 2017 Municipal Budget. John Mooney mentioned that our budget is in compliance. The average tax bill in Dover is \$5,800. State average is \$8,600 and the average in Morris County is approximately \$10,000.

MUNICIPAL CORRESPONDENCE:

1. Received from MC League of Mun. – RE: Invitation MC School of Technology-Overview & Tour of Facility
2. Received Public Notice Planning Bd. Public Hearing on 3/22/17 at 7pm-Dover Veterans Housing Assoc., LLC
3. Received from NJDEP – Allowance of Controlled Open Burns to Protect Crops from Frost Threats

AGENDA ITEMS:

CONSENT AGENDA

1. Resolution Approving the Minutes for the March 16, 2017 Caucus and Regular
2. Resolution for a Tax Redemption (Water & Sewer Fees) – 63 E. Munson Ave.
3. Resolution Approving a Budget Transfer
4. Resolution Approving a Pet Shop License for Dover Pet Shop
5. Resolution Approving Taxi Cab Driver License(s)
6. Resolution Approving Taxi Cab License(s)
7. Resolution making Dover a Stigma Free Community

ORDINANCE FOR FIRST READING

Ordinance No. 06-2017 – Calendar Year 2017 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40a:4-45.14)

ORDINANCE(S) FOR SECOND READING

1. Ordinance No. 03-2017 – Approving the Pilot Application & Authorizing a Financial Agreement Between the Town of Dover & Guenther Mill Urban Renewal, LLC for Property Located at 69 King Street
2. Ordinance No. 04-2017 - Approving the Pilot Application & Authorizing a Financial Agreement Between the Town of Dover & Dover Veterans Urban Renewal Housing Assoc. for Property Known as Tax Block 1219, Lot 1

RESOLUTIONS

1. Resolution Approving Bills List
2. Resolution for Self-Examination of the 2017 Municipal Budget
3. Resolution for the Introduction of the 2017 Municipal Budget
4. Resolution Approving & Authorizing the Execution of a Redevelopment Agreement with Dover Veterans Urban Renewal, LLC for the Dover Veterans Housing Redevelopment Project Located in Parcel P-1

**REGULAR MEETING MINUTES
MARCH 28, 2017**

The Regular Meeting of the Mayor and Board of Aldermen was held in council chambers, 37 N. Sussex Street, Dover, New Jersey.

The meeting was called to order by Mayor Dodd at 7:00 PM

ROLL CALL:

Present: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Absent: Aldermen Picciallo & Romaine

Also present were Municipal Clerk Margaret Verga, Administrator Donald Travisano and Attorney Timothy Downs

Municipal Clerk Margaret Verga stated adequate notice was given to the official newspaper.

Mayor Dodd opened the meeting to the public on any agenda items. Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public.

CONSENT AGENDA:

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE TOWN OF DOVER FOR APPROVAL OF MINUTES**

WHEREAS, in accordance with the provisions set forth in the Open Public Meeting Law, annual notice has been provided for all Mayor and Board of Aldermen meetings; and

WHEREAS, the Mayor and Board of Aldermen of the Town of Dover held their Public Meetings, and minutes of those meetings were transcribed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey for approval the minutes for the following meetings:

March 16, 2017 – Caucus & Regular

RESOLUTION FOR TAX REDEMPTION

WHEREAS, at the Municipal Tax Sale held on June 9, 2016, a lien was sold on Block 2103 Lot 21, also known as 63 East Munson Avenue, Dover, New Jersey for delinquent 2014 and 2015 water and sewer fees; and,

WHEREAS, this lien, known as Tax Sale Certificate 15-00013 was sold to BV002 Trust; and,

WHEREAS, redemption fees for Certificate No.15-00013 were received in full.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen, Town of Dover, County of Morris, State of New Jersey that the Treasurer be authorized to issue a check in the amount of \$357.21 for redemption payment, payable to US Bank Cust BV002 Trst & Crdtrs, 50 South 16th Street, Suite 2050, Philadelphia, PA. 19102-2513.

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

TRANSFER RESOLUTION

WHEREAS, there appears to be insufficient funds in the following accounts (excepting the Appropriation of Contingent Expenses or Deferred Charges) to meet the demands thereon for the balance of the year, viz: 2016

Accumulated Absence Comp S & W

WHEREAS, there appears to be a surplus in the following accounts (excepting the Appropriation for Contingent Expenses, Down Payments and Capital Improvement Fund) over and above the demand necessary for the balance of the year, viz: 2016

Municipal Court S & W

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover (not less than two thirds of all members thereof affirmatively concurring) that in accordance with the provision of R.S. 40A:4-58, part of the surplus in the accounts heretofore mentioned be and the same are hereby transferred to the account (excepting the Appropriation for Contingent Expenses or Deferred Charges) mentioned as being sufficient to meet the current demands; and

BE IT FURTHER RESOLVED that the Treasurer be and she is hereby authorized to make the following transfers:

FROM		TO	
Municipal Court S & W	30,350.00	Accumulated Absence Comp S & W	30,350.00
Total	30,350.00	Total	30,350.00

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING PET SHOP LICENSE FOR DOVER PET SHOP

WHEREAS, Section 113-8 of the Code of the Town of Dover requires any person who keeps or operated a pet shop to apply to the Clerk of the Town of Dover for a license to operate; and

WHEREAS, Dover Pet Shop, located at 112 E. Blackwell Street, Dover, New Jersey, has applied for renewal of a pet shop license; and,

WHEREAS, the Town of Dover Health Department inspected the premises and found the results of the inspection to be “satisfactory”; and

WHEREAS, the applicant has submitted the appropriate fee and completed the application as needed;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the application for Dover Pet Shop for a license to operate a pet shop at 112 East Blackwell Street, Dover, New Jersey is hereby approved.

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER APPROVING TAXICAB DRIVER LICENSES

WHEREAS, applications for taxicab drivers licenses have been made by the people listed on Schedule A attached hereto and made a part hereof; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the taxi driver licenses for those people listed on Schedule A attached hereto and made a part hereof are hereby approved.

Schedule A

FIRST CLASS OF DOVER, INC.

Anthony Cruz
Linus Garcia
Rafael Gonzalez
Osvaldo Navarro
Maximo Dela Cruz
Alvaro Delgado
Rubiel Gomez Chava
Juan Mena Floril
Jose Orozco Lopez

ELITE LIMO & TAXI SERVICE

Sandro Cespdes
Manuel Buri

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING TAXIS/LIMOS TO BE LICENSED IN THE TOWN OF DOVER

WHEREAS, the following companies, have applied for a license to operate the vehicle(s) listed below on Schedule A hereto and made a part hereof as taxicab(s)/limo(s) in the Town of Dover; and

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

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

Schedule A

ELITE LIMO & TAXI

2013 DODGE	R525062	OT4538	TAXI #18
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RESOLUTION DESIGNATING THE TOWN OF DOVER
AS A STIGMA FREE COMMUNITY

WHEREAS, the Morris County Board of Chosen Freeholders, along with the Morris County Department of Human Services, Supports the designation of **Stigma-Free Communities** in every municipality; and

WHEREAS, at their April 27, 2016 meeting the Morris County Board of Chosen Freeholders unanimously passed a resolution supporting the designation of Morris County as a Stigma-Free Community; and

WHEREAS, Morris County recognizes that one in four Americans has experienced mental illness, including substance use disorders, in a given year according to the national institute of Mental health; and

WHEREAS, mental health problems are more common than cancer and heart disease combined, affecting children and adults, including more than half of our Iraq and Afghanistan veterans treated at Veteran’s Administration hospitals; and

WHEREAS, given the serious nature of this public health problem, we must continue to reach the millions who need help; and

WHEREAS, the stigma associated with the disease of mental illness is identified as the primary reason individuals fail to seek the help they need to recover from the disease; and

WHEREAS, **Stigma-Free Communities** aim to inspire public interest and open dialogues about stigma, raise awareness of the disease of mental illness and create a culture wherein residents who have the disease of mental illness feel supported by their community and neighbors and feel free to seek treatment for the disease without fear of stigma; and

WHEREAS, promoting awareness that there can be no “health” without mental health will break down barriers and encourage residents of all ages to be mindful of their mental health and ask for help when needed; and

WHEREAS, local resources are available to treat the disease of mental illness so no one resident needs to suffer alone or feel hopeless; and

WHEREAS, establishing **Stigma-Free Communities** will raise awareness of resources and encourage residents to engage in care as soon as the need is identified so recovery can begin, hope is inspired and tragedies are avoided; and

NOW THEREFORE BE IT RESOLVED that the Town of Dover recognizes the community needs and supports the efforts of the County of Morris in designating the Town of Dover as a **Stigma-Free Community**.

Alderman Visioli has moved the foregoing resolution be adopted and duly seconded by Alderman O’Connor and

passed by the following roll call vote.

Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Nays: None Absent: Aldermen Picciallo & Romaine Abstained: None

**CALENDAR YEAR 2017 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK (N.J.S.A. 40a:4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 0.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Board of Aldermen of the Town of Dover in the County of Morris finds it advisable and necessary to increase its CY 2016 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Board of Aldermen hereby determines that a 3.5% increase in the budget for said year, amounting to \$609,648 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Mayor and Board of Aldermen hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the mayor and Board of Aldermen of the Town of Dover, in the County of Morris, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2017 budget year, the final appropriations of the Town of Dover shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$609,648 and that the CY 2017 municipal budget for the Town of Dover be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Alderman Visioli has moved the foregoing resolution be adopted and duly seconded by Alderman O'Connor passed by the following roll call vote.

Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Nays: None Absent: Aldermen Picciallo & Romaine Abstained: None

**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 BY AND BETWEEN THE TOWN OF DOVER AND GUENTHER MILL URBAN
RENEWAL, LLC PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. FOR PROPERTY LOCATED AT 69 KING
STREET, ALSO KNOWN AS LOT 1 IN BLOCK 2018 AND LOT 1 IN BLOCK 2019, AS SHOWN ON THE
OFFICIAL TAX MAP OF THE TOWN OF DOVER, LOCATED IN THE GUENTHER MILL
REDEVELOPMENT AREA**

BE IT ORDAINED by the Board of Aldermen of the Town of Dover that:

Section 1. On August 9, 2016 the Governing Body by Resolution No. 2016-179 designated certain parcels of property, identified as Block 2018, Lot 1 and Block 2019, Lot 1, located within the Town as "an area in need of redevelopment (hereinafter referred to as the "Redevelopment Area") and adopted the Guenther Mill Redevelopment Plan for the

Redevelopment Area on September 27, 2016, by the enactment of Ordinance #21-2016 (the “Plan”), which Plan may be amended from time to time.

Section 2. On or about December 27, 2016, the Town entered into a redevelopment agreement with Guenther Mill Urban Renewal, LLC, (referred to as the “Redeveloper”) for the redevelopment of the Redevelopment Area (the “Redevelopment Agreement”).

Section 3. Pursuant to the Redevelopment Agreement, the Redeveloper proposes to redevelopment Block 2018, Lot 1 and Block 2019, Lot 1 (the {Property”) located in the Redevelopment Area in two phases with the first phase consisting of thirty-six (36) residential units, new and/or repair of certain historic windows, construction of King Street Plaza and parking lots along Oak Street and the second phase to consist of the construction of up to one hundred and forty nine (149) residential units, or in the sole discretion of the Redeveloper the continuation of the storage and warehouse functions (the “Project”).

Section 4. The Redeveloper has created an urban renewal entity, Guenther Mill Urban Renewal, LLC which has acquired title to the Property and act as Redeveloper of the Property.

Section 5. On or about October 26, 2016, the Redeveloper obtained preliminary and Final Site Plan approval from the Town Planning Board for the Property for the development of the Project.

Section 6. Pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, constituting Chapter 431 of the Pamphlet Laws of 1991 of the State, and the acts amendatory thereof and supplement thereto (the “Long Term Tax Exemption Law”, as codified in N.J.S.A. 40A:20-1 et seq.), the Town is authorized to provide for tax abatement within a redevelopment area and for payments in lieu of taxes.

Section 7. The Redeveloper, who is known as Guenther Mill Urban Renewal, LLC, has submitted an application for the approval of a Project, as such term is used in the Long Term Tax Exemption Law, all in accordance with N.J.S.A. 40A:20-8 (the “Exemption Application”, a copy of which is attached hereto as Exhibit A).

Section 8. The Exemption Application requests a 30-year term for the Financial Agreement and an annual service charge based on 10% of annual gross revenues from the Project.

Section 10. The Town and the Redeveloper have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges and desire to execute the Financial Agreement.

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

Section 1. The Town acknowledges that Guenther Mill 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. Relative Benefits of the Project when Compared to Costs:

I. **Public Benefits.** The Project will result in substantial benefits to the Town and the public, including but not limited to the following:

1. The Project furthers the Town redevelopment goals by resulting in the development of the Land, which the Town has found to be an area in need of redevelopment, and in need of improvement. The Project will result in the Land being improved for a mixed-use residential and commercial building on the Land, providing up to 220 new residential units, or approximately 180,000 square feet of commercial and retail space, with associated site improvements, all in accordance with and in furtherance of the Town’s plan for redevelopment of the Guenther Mills Redevelopment Area.
2. The Building will incorporate sustainable and “green” elements, including, LEED Certification, which furthers the public interest in sustainable development;
3. Will make substantial improvements including structural supports and façade improvements which will benefit the area surrounding the Project; will re-point, repair and restore the exterior of the building including windows; will create new parking areas with associated subsurface storm water detention facilities to mitigate and reduce storm water draining to the nearby 100 year floodplain, landscaping and other exterior improvements all in accordance with the Redevelopment Plan
4. The Entity will perform environmental remediation of the Land, furthering the substantial public interest in remediation of environmentally contaminated property. The cost of the remediation of the Land is expected to be in excess of \$500,000.00,

5. The Entity will develop a public plaza approximately 10,000 square feet in size on King Street, designed to allow passive activity as well as programmed events, the creation of which has long been a goal of the Town and provides a much needed public space to the area.
6. The development of the Land complies with the Town's redevelopment goals, as it will result in property that is currently under-utilized becoming significant public amenities at no acquisition purchase price or construction cost to the Town.

II. Tax Revenue.

The revenue estimated to be received by the Town pursuant to this Financial Agreement will exceed the net revenue estimated to be received by the Town had the Project not been built and the property owner paid the Otherwise Applicable Taxes

III. **Job Creation.** The Project is estimated to generate 250 jobs across the various trades and phases. After construction, the Project is expected to generate:

- 115 permanent jobs in the commercial component;
- 4 permanent jobs in the residential component.

IV. **Advancement of Redevelopment Objectives.** As more fully described above, the Project advances the Town's redevelopment objectives in numerous ways, including, but not limited to, causing the development of properties that the Town has determined to be in need of redevelopment, remediation of existing contamination and creating significant new public plaza on King Street.

V. The Fiscal Impact Analysis to Town.

The revenue estimated to be received by the Town pursuant to this Financial Agreement will exceed the net revenue estimated to be received by the Town had the Project not been built and the property owner paid the Otherwise Applicable Taxes.

- B. Assessment of the Importance of the Tax Exemption in Obtaining Development of the Project and Influencing the Locational Decisions of Probable Occupants: Without the Tax Exemption, the Project as proposed, including the Public Improvements to be made by the Redeveloper would not be financially feasible.

Section 3. The Exemption Application is hereby accepted and approved.

Section 4. The Financial Agreement shall be for a 30-year term with an annual service charge based on 10% of annual gross revenues from the Project 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 in substantially the form attached hereto as Exhibit B. 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 State Department of Community Affairs and the County of Morris.

Section 6. This ordinance shall take effect upon final passage and publication as required by law.

Alderman Visioli has moved the foregoing resolution be adopted and duly seconded by Alderman Camacho and passed by the following roll call vote.

Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Nays: None Absent: Aldermen Picciallo & Romaine Abstained: None

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 BY AND BETWEEN THE TOWN OF DOVER AND DOVER VETERANS URBAN RENEWAL HOUSING ASSOCIATES URBAN RENEWAL, LLC PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. FOR PROPERTY LOCATED AT 36 PROSPECT STREET, ALSO KNOWN AS LOT 2 IN BLOCK 1219, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER, LOCATED IN THE PARCEL P-1 REDEVELOPMENT AREA

BE IT ORDAINED by the Board of Aldermen of the Town of Dover that:

Section 1. On August 9, 2005, the Governing Body adopted a resolution designating all land within the Town as “an area in need of rehabilitation (hereinafter referred to as the “Rehabilitation Area”), pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”) and adopted the Redevelopment Plan for the Rehabilitation Area on June 28, 2016 (the “Plan”).

Section 2. On March 14, 2017, the Town adopted a resolution approving a redevelopment agreement with Dover Veterans Urban Renewal Housing Associates, LLC, (referred to as the “Redeveloper”) for the redevelopment of certain Property (the “Redevelopment Agreement”).

Section 3. The Redevelopment Agreement requires the Redeveloper to acquire certain property, including the property identified as Block 1219, Lot 2 (the “Property”), owned by the Town and redevelop the Property in accordance with the Redevelopment Plan.

Section 4. The Redeveloper has created an urban renewal entity, Dover Veterans Urban Renewal Housing Associates, LLC which shall acquire title to the Property and act as Redeveloper of the Property.

Section 5. On or about March 22, 2017, the Redeveloper obtained preliminary and final site plan approval from the Town Planning Board for the Property for the development of an affordable housing project (the “Project”).

Section 6. Pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, constituting Chapter 431 of the Pamphlet Laws of 1991 of the State, and the acts amendatory thereof and supplement thereto (the “Long Term Tax Exemption Law”, as codified in N.J.S.A. 40A:20-1 et seq.), the Town is authorized to provide for tax abatement within a rehabilitation area subject to a redevelopment plan and for payments in lieu of taxes.

Section 7. The Redeveloper, who is known as Dover Veterans Urban Renewal Housing Associates, LLC, has submitted an application for the approval of a Project, as such term is used in the Long Term Tax Exemption Law, all in accordance with N.J.S.A. 40A:20-8 (the “Exemption Application”, a copy of which is attached hereto as Exhibit A).

Section 8. The Exemption Application requests a 30-year term for the Financial Agreement and an annual service charge based on 5% of annual gross revenues.

Section 9. The Town and the Redeveloper have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges and desire to execute the Financial Agreement.

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

Section 1. The Town acknowledges that Dover Veterans Urban Renewal Housing Associates, LLC, by effectuating the redevelopment, will significantly limit its profits due to the nature of the Project as 100% affordable housing to be borne by the Entity, which will provide significant and long-term benefits to the Town.

Section 2. The Town makes the following findings:

- A. Relative benefits of the Project when compared to the costs:
 1. The Property currently generates \$0 in real estate tax revenue to the Town as the Property is Town owned, currently tax exemption and used for public parking. The projected Annual Service Charge will generate average revenue to the Town of approximately \$35,000 annually over the term.
 2. It is estimated that the Project will create approximately 115 jobs during construction and 2 new permanent jobs;
 3. The Project should stabilize and contribute to the economic growth of existing local business and to the creation of new business, which will serve the new residents and attract additional people to Dover;
 4. The Project will further the redevelopment objectives of the Redevelopment Plan; and
 5. The development of the Property will greatly improve the neighborhood.

6. The Town has determined that the benefits of the Project significantly outweigh the costs to the Town.

B. 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; and

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.

Section 4. The Financial Agreement shall be for a 30-year term with an annual service charge based on 5% of annual gross revenues for the Project 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 in substantially the form attached hereto as Exhibit B. 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 State Department of Community Affairs and the County of Morris.

Section 6. This ordinance shall take effect upon final passage and publication as required by law.

Alderman MacDonald has moved the foregoing resolution be adopted and duly seconded by Alderman Visioli and passed by the following roll call vote.

Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Nays: None Absent: Aldermen Picciallo & Romaine Abstained: None

BILL LIST RESOLUTION

WHEREAS, the Mayor and Board of Aldermen 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 Board of Aldermen 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:	\$5,966.72
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,631,948.67
GENERAL CAPITAL ACCT claims in the amount of:	\$894.50
WATER UTILITY RESERVE ACCT claims in the amount of:	\$3,124.41
WATER UTILITY ACCT claims in the amount of:	\$47,378.90
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:	\$2,831.12
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$0.00
EVIDENCE TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
COUNTY FORFEITED ASSETS TRUST ACCT claims in the amount of:	\$0.00

FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$2,225.35
COAH TRUST ACCT claims in the amount of:	\$0.00

TOTAL CLAIMS TO BE PAID \$2,694,369.67

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$1,067.82
GENERAL CAPITAL ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$0.00

TOTAL CLAIMS PAID **\$1,067.82**

TOTAL BILL LIST RESOLUTION **\$2,695,437.49**

Alderman Visioli has moved the foregoing resolution be adopted and duly seconded by Alderman O'Connor and passed by the following roll call vote.

Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho
Nays: None Absent: Aldermen Picciallo & Romaine Abstained: Mayor Dodd

SELF-EXAMINATION OF BUDGET RESOLUTION

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Town of Dover has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2017 budget year.

NOW THEREFORE BE IT RESOLVED by the governing body of the Town of Dover that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.

2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate and correctly stated,
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

Alderman Visioli has moved the foregoing resolution be adopted and duly seconded by Alderman MacDonald and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: Alderman Picciallo & Romaine Abstained: None**

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
INTRODUCTION OF THE 2017 MUNICIPAL BUDGET

See attached document.

Alderman Camacho has moved the foregoing resolution be adopted and duly seconded by Alderman Toth and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: Aldermen Picciallo & Romaine Abstained: None**

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE REDEVELOPMENT
AGREEMENT WITH DOVER VETERANS URBAN RENEWAL HOUSING ASSOCIATES URBAN
RENEWAL, LLC, FOR THE DOVER VETERANS HOUSING REDEVELOPMENT PROJECT
LOCATED IN THE PARCEL P-1 REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, as amended and supplemented (hereinafter referred to as 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 Board of Aldermen (hereinafter referred to as 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 redevelopment area; and

WHEREAS, on August 9, 2005, the Governing Body adopted a resolution designating all land within the Town as "an area in need of rehabilitation (hereinafter referred to as the "Rehabilitation Area"); and

WHEREAS, the Town is the current owner of real property fronting on Prospect Street and Chestnut Street, and known on the official tax map of the Town as Block 1219, Lot 2 (hereinafter, the "Property"); and

WHEREAS, on February 10, 2015, the Governing Body adopted a Resolution designating Pennrose Properties, LLC as conditional redeveloper for the Property and the adjacent corner lot which is surrounded by the Property, which lot is known on the official tax map of the Town as Block 1219, Lot 1 (hereinafter, the "Corner Lot"); and

WHEREAS, on May 25, 2016, the Planning Board of the Town recommended the adoption of a redevelopment plan for the Property and the Corner Lot (together, "Redevelopment Parcel P-1");

WHEREAS, on June 28, 2016, the Mayor and Board of Aldermen adopted Ordinance No. 15-2016 adopting the redevelopment plan for Redevelopment Parcel P-1 (hereinafter, the "Plan");

WHEREAS, Pennrose Properties, LLC formed, Dover Veteran Urban Renewal Housing Associates, LLC (the "Redeveloper") as a single purpose entity to redevelop the Redevelopment Parcel P-1; and

WHEREAS, the Redeveloper shall construct a project that shall consist of up to 73 residential rental units, comprised of a mix of one-, two- and three-bedroom units, operated as a 100% affordable development, providing a preference to provide affordable housing for low- and moderate-income veterans and their families in up to 50% of the units (the "Project"); and

WHEREAS, upon consideration of the experience and capabilities of Redeveloper, and its principals, the Governing Body concludes that the development interests of the Town would be best served by the proposal of Redeveloper for the Project and by the designation of Redeveloper as the redeveloper of the Redevelopment Area; and

WHEREAS, the Redeveloper shall acquire the Property from the Town subject to certain contingencies including tax credit financing; and

WHEREAS, the Property is currently utilized as a public parking lot; and

WHEREAS, the Town and the Redeveloper have engaged in negotiations and the Town has determined that in furtherance of the Town's goals and objectives to implement the redevelopment contemplated in the Redevelopment Plan, it is in the Town's best interests to enter into a redevelopment agreement with Redeveloper as the exclusive redeveloper for the development and construction of the Project on the Redevelopment Parcel P-1; and

WHEREAS, the Redeveloper acknowledges and agrees that all uses to which the Redevelopment Parcel P-1 may be devoted are controlled by the Redevelopment Plan and the redevelopment agreement, and that under no circumstances shall the Redeveloper undertake any construction on or development of the Project unless it is in accordance with the Redevelopment Plan and the redevelopment agreement; and

WHEREAS, the Town and the Redeveloper desire to enter into a redevelopment agreement for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the development and construction of the Project, all in accordance with the Redevelopment Plan and applicable law.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Aldermen of the Town of Dover that it hereby approves the Redevelopment Agreement with Dover Veteran Urban Renewal Housing Associates, LLC in a form substantially consistent with that attached hereto and made part of this Resolution, subject to final review by legal counsel as to legal form and content.

BE IT FURTHER RESOLVED, that the Mayor and the Town Clerk are hereby authorized to execute any and all documents, including the Redevelopment Agreement with Dover Veteran Urban Renewal Housing Associates, LLC.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Alderman Toth has moved the foregoing resolution be adopted and duly seconded by Alderman Camacho and passed by the following roll call vote.

Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: Aldermen Picciallo & Romaine Abstained: None

Mayor Dodd opened the meeting to the public.

Karen Gorski—9 Summer Avenue—Ms. Gorski inquired about the recycling pickup. She expressed that there seems to be more recycling than garbage in Town. Administrator, Travisano explained that we currently have the bid out for recycling so it's too early to say if the pickup schedule will or won't change.

Mayor Dodd made the motion to adjourn at 7:29 PM and Alderman MacDonald moved the motion and duly seconded by Alderman Camacho and passed it by the following voice vote.

Ayes: Aldermen Visioli, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: Aldermen Picciallo & Romaine Abstained: None

Respectfully submitted,

Margaret J. Verga, Municipal Clerk