



TOWN OF DOVER MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA Town of Dover Town Hall March 10, 2026 at 6:00 PM

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 1, 2026, and was published in the Daily Record and Citizen on Wednesday, January 7, 2026. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. This notice was posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. 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 Almada			
Council Member Estacio			
Council Member Mendez			
Council Member Rugg			
Council Member Santana			
Council Member Tapia			
Council Member Velez			
Council Member Wittner			
Mayor Dodd			

E) APPROVAL OF MINUTES

- February 24, 2026

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

Redevelopment/Planning Presentation—Town Planner Alex Dougherty and Town Redevelopment Counsel Dean Donatelli to present

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 06-2026 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey Creating a No Parking Zone on Grace Street, Sickle Street, Leonard Street, Bowlby Street, White Street, Green Tree Lane, and West Elliott Street
- b. Ordinance 07-2026 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey Creating a No Parking Zone Between the Hours of 2:00 A.M. – 6:00 A.M. on West Dickerson Street

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a. Ordinance 02-2026 An Ordinance of the Town of Dover, County of Morris, Amending and Supplementing Article VA (Development Fees), Sections 236-63.1 through 236-63.12 of Part II (General Legislation) of the Town of Dover Code 03-2026
- b. Ordinance 03-2026 An Ordinance of the Town of Dover, County of Morris, Amending and Supplementing Article I and Article II of Chapter 99 (Affordable Housing) of Part II (General Legislation) of the Town of Dover Code
- c. Ordinance 04-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Amended Redevelopment Plan for the NJ Transit Lot B/Lot C Redevelopment Area
- d. Ordinance 05-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey Amending and Supplementing the Affordable Housing Section of the Town of Dover Code

K) APPROVAL OF BILLS

- a. Resolution 63-2026 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 64-2026 Appointing Alternate Crossing Guards
- b. Resolution 65-2026 Approving Taxicab Driver Licenses
- c. Resolution 66-2026 Authorizing Tax Lien Redemption

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 67-2026 Endorsing Treatment Works Approval for the Dover Board of Education Annex Building
- b. Resolution 68-2026 Endorsing the Fourth Round Housing Element and Fair Share Plan Adopted by the Town of Dover Planning Board and Approving Spending Plan

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. 06-2026

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY CREATING A NO PARKING ZONE ON GRACE STREET, SICKLE STREET, LEONARD STREET, BOWLBY STREET, WHITE STREET, GREEN TREE LANE, AND WEST ELLIOTT STREET

WHEREAS, the governing body of a municipality make, amend, repeal, and enforce ordinances to adopt policies and procedures for the benefit of the municipality; and property owners; and

WHEREAS, the Mayor and Town Council recognize that there is a need to make reasonable changes to the Code of the Town of Dover to accommodate the needs of the residents and property owners, and to provide access for emergency vehicles, if and when needed; and

WHEREAS, the Mayor and Town Council have determined that it is in the best interest of the town to create a “No Parking Zone” on Grace Street, Sickle Street, Bowlby Street, Leonard Street, Green Tree Lane and West Elliott Street; and

NOW, THEREFORE, 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. Definition – No Parking Zone

No parking of any vehicle of any type shall be parked on-street within the designated/described “No Parking Zone.”

SECTION 2. Description/Location

Said “No Parking Zone” shall be located on either side of Grace Street from its intersection of West Clinton Street to its intersection with Bowlby Street, on either sides of Sickle Street from its intersection of West Clinton Street to its intersection with Bowlby Street, on both sides of Leonard Street from its intersection with West Clinton Street to its intersection with Bowlby Street, on the south side of White Street from its intersection with W. Clinton Street to the intersection of Bowlby Street, on the east side of Bowlby Street from its intersection with West Clinton Street to its intersection with Richboynton Road, on either side of Green Tree Lane from its intersection with Ann Street to its intersection with George Street and on West Elliott Street west side of roadway from its intersection with Elliott Street to the westerly end of the roadway for approximately 300 feet.

SECTION 3. Violation and Penalties

Every person convicted of a violation of this provision of this Ordinance, or any supplement thereto shall be liable to a penalty of not more than fifty (\$50.00) dollars or imprisonment for a term not exceeding fifteen (15) days or both.

SECTION 4. This ordinance shall take effect in accordance with the law.

Attest:

Edward Ramirez, Acting Deputy Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 07-2026

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY CREATING A NO PARKING ZONE BETWEEN THE HOURS OF 2:00 A.M. – 6:00 A.M. ON WEST DICKERSON STREET

WHEREAS, the governing body of a municipality make, amend, repeal, and enforce ordinances to adopt policies and procedures for the benefit of the municipality; and property owners; and

WHEREAS, the Mayor and Town Council recognize that there is a need to make reasonable changes to the Code of the Town of Dover to accommodate the needs of the residents and property owners, and to provide maintenance, snow removal and street cleaning services on West Dickerson Street; and

WHEREAS, the Mayor and Town Council have determined that it is in the best interest of the Town to create “No Parking Zone” on West Dickerson Street between the hours of 2:00 A.M. – 6:00 A.M.; and

NOW, THEREFORE, 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. Definition – No Parking Zone

A “No Parking Zone” for the purpose of this Ordinance shall be an area along the sideline(s) of a public street that prohibits parking between the hours of 2:00 A.M. – 6:00 A.M (notwithstanding emergency vehicles in emergent situations).

SECTION 2. Description/Location

Said “No Parking Zone” shall be located on the southerly side of West Dickerson Street beginning at the southeasterly curblineline intersection of South Warren Street and West Dickerson Street, thence, continuing in an easterly direction for a distance of 470 feet to the intersection South Morros Street.

SECTION 3. Violation and Penalties

Every person convicted of a violation of this provision of this Ordinance, or any supplement thereto shall be liable to a penalty of not more than fifty (\$50.00) dollars or imprisonment for a term not exceeding fifteen (15) days or both.

SECTION 4. This Ordinance shall take effect in accordance with the law. This ordinance shall supersede any previous and relevant ordinance(s) that may have been adopted prior to this Ordinance being adopted.

ATTEST:

Edward Ramirez, Acting Deputy Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER MAYOR & TOWN COUNCIL

ORDINANCE NO. 02-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE VA (DEVELOPMENT FEES), SECTIONS 236-63.1 THROUGH 236-63.12 OF PART II (GENERAL LEGISLATION) OF THE TOWN OF DOVER CODE

WHEREAS, on or about March 20, 2024, Governor Murphy signed into law an Amendment (the “Amended FHA”) to the Fair Housing Act (N.J.S.A. 52:27D-301, et seq.)(the “FHA”); and

WHEREAS, consistent with the FHA and the Amended FHA, the Town of Dover desires to amend and supplement Article VA (Development Fees), Sections 236-63.1 through 236-36.12 of Part II (General Legislation) of the Code of the Town of Dover as set forth in the redlined draft attached hereto and made a part hereof.

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. Article VA (Development Fees), Sections 236-63.1 through 236-36.12 of Part II (General Legislation)of the Code of the Town of Dover is hereby amended and supplement as set forth in **Exhibit A** attached hereto and made a part hereof.

Section 2. 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 3. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 4. This Ordinance shall take effect in accordance with applicable law.

ATTEST:

Edward Ramirez, Acting Deputy Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER MAYOR & TOWN COUNCIL

ORDINANCE NO. 03-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE I AND ARTICLE II OF CHAPTER 99 (AFFORDABLE HOUSING) OF PART II (GENERAL LEGISLATION) OF THE TOWN OF DOVER CODE

WHEREAS, on or about March 20, 2024, Governor Murphy signed into law an Amendment (the “Amended FHA”) to the Fair Housing Act (N.J.S.A. 52:27D-301, et seq.)(the “FHA”); and

WHEREAS, consistent with the FHA, the Amended FHA and with N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et seq., as amended, the Town of Dover desires to amend and supplement Article I and Article II of Chapter 99 (Affordable Housing) of Part II (General Legislation) of the Code of the Town of Dover as attached hereto and made a part hereof.

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. Article I and Article II of Chapter 99 (Affordable Housing) of Part II (General Legislation) of the Code of the Town of Dover is hereby amended and supplemented as set forth in **Exhibit A** attached hereto and made a part hereof.

Section 2. 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 3. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 4. This Ordinance shall take effect in accordance with applicable law.

ATTEST:

Edward Ramirez, Acting Deputy Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 04-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR THE NJ TRANSIT/LOT B/LOT C REDEVELOPMENT AREA

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Redevelopment Area entitled "Redevelopment Plan for the NJ Transit/Lot B/Lot C Redevelopment Area, Block 510 Lots 6 & 6 (Unit B01); Block 1213 Lots 2 & 4; Block 1219 Lots 4, 5, & 6; Block 1803 Lot 11", dated October 27, 2025 and amended February 2, 2026 (removing Block 1804, Lot 13)(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 February 19, 2026 and found that same is not inconsistent with the Town's Master Plan and 2018 Re-examination Report under N.J.S.A. 40A:12A-7(e) as stated in the letter report transmitted from the attorney for the Planning Board to the Town Council, dated March 2, 2026; and

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

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

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

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

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

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

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

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

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 510, Lot 6; Block 510, Lot 6 (UnitB01); Block 1213, Lots 2 and 4; Block 1219, Lots 4, 5 and 6; Block 1803, Lot 11 is zoned in accordance with the Redevelopment Plan; and

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

ATTEST:

Edward Ramirez, Acting Deputy Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER MAYOR & TOWN COUNCIL

ORDINANCE NO. 05-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE AFFORDABLE HOUSING SECTION OF THE TOWN OF DOVER CODE

WHEREAS, on or about March 20, 2024, Governor Murphy signed into law an Amendment (the “Amended FHA”) to the Fair Housing Act (N.J.S.A. 52:27D-301, et seq.)(the “FHA”); and

WHEREAS, consistent with the FHA and the Amended FHA, the Town of Dover desires to amend and supplement the Affordable Housing section of the Town of Dover Code so as to include the provisions attached hereto and made a part hereof.

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 Affordable Housing section of the Town of Dover Code is hereby amended and supplemented so as to include the provisions attached hereto and made a part hereof.

Section 2. 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 3. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 4. This Ordinance shall take effect in accordance with applicable law.

ATTEST:

Edward Ramirez, Acting Deputy Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 63-2026

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:	\$333,957.89
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$750,673.85
GENERAL CAPITAL ACCT claims in the amount of:	\$85,550.64
WATER UTILITY RESERVE ACCT claims in the amount of:	\$23,136.81
WATER UTILITY ACCT claims in the amount of:	\$66,160.01
WATER CAPITAL ACCT claims in the amount of:	\$0.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$7,750.07
PARKING UTILITY ACCT claims in the amount of:	\$6,093.26
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$51.11
COUNTY FORFEITED ASSETS ACCT claims in the amount of:	\$1,190.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$73.80
COAH TRUST ACCT claims in the amount of:	\$3,710.00
TRUST/OTHER ACCT claims in the amount of:	\$28,435.30
TOTAL CLAIMS TO BE PAID	\$1,306,782.74

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

TRUST/OTHER ACCT claims in the amount of:	\$0.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$0.00
TOTAL BILL LIST RESOLUTION	\$1,306,782.74

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Edward Ramirez, Acting Deputy Clerk

James P. Dodd, Mayor



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 64-2026

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER APPOINTING ALTERNATE CROSSING GUARDS FOR THE TOWN OF DOVER

BE IT RESOLVED by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey that the following be and hereby are appointed **ALTERANTE CROSSING GUARDS** for the Town of Dover for a term of one (1) year commencing January 1, 2026.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this Resolution be given to the Office of the Clerk.

ALTERNATE SCHOOL CROSSING GUARDS

Alexandra Martinez Giron
Christopher O'Halloran
Yawilka Soto

ATTEST:

Edward Ramirez, Acting Deputy Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 65-2026

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

WHEREAS, an application for a taxicab driver's license has been made by the person listed below; and

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

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

DOVER TAXI

Cardona, Argemiro

ATTEST:

Edward Ramirez, Acting Deputy Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 66-2026

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

WHEREAS, at the Municipal Tax Sale held on December 16, 2025, a lien was sold on Block 706, Lot 4, also known as 200 Baker Street, Dover, New Jersey for delinquent 2024 taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate 24-00003 was sold to American Tax Lien Fund LLC; and,

WHEREAS, redemption fees for Certificate No.24-00003 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 \$20,076.35 for redemption payment and premium made at time of sale, payable to American Tx Lien Fund LLC, PO Box 237174, New York, NY 10023-0032.

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

ATTEST:

Edward Ramirez, Acting Deputy Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 67-2026

RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ENDORSING TREATMENT WORKS APPROVAL FOR THE DOVER BOARD OF EDUCATION ANNEX BUILDING

WHEREAS, Dover Board of Education (“Applicant”) requires the endorsement of the Town of Dover for a Treatment Works Approval (“TWA”) application for a proposed school addition and sanitary sewer line relocation; and

WHEREAS, the Town Engineer, Kevin Boyer of Colliers Engineering have reviewed the proposed project and have issued comments thereon; and

WHEREAS, Kevin Boyer has recommended endorsement of the TWA and municipal consent form.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Dover that the Town of Dover hereby endorses the submission of the Treatment Works Approval Application subject to the conditions set forth.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute Form WQM-003 acknowledging municipal consent for the TWA.

ATTEST:

Edward Ramirez, Acting Deputy Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 68-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER ENDORING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE TOWN OF DOVER PLANNING BOARD AND APPROVING SPENDING PLAN

WHEREAS, the Planning Board of the Town of Dover (the “Planning Board”) has the statutory power, after public hearing, to adopt or amend a master plan, and/or any of the elements thereto, to guide the use of the lands within the Town in a manner that protects public health and safety and promotes the general welfare pursuant to N.J.S.A. 40:55D-28 of the Municipal Land Use Law (the “MLUL”); and

WHEREAS, on or about March 20, 2024, the New Jersey Legislature adopted amendments to the New Jersey Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq. (the “FHA”), which amendments, inter alia, (a) abolish COAH, (b) codify a revised fair share methodology, (c) task the New Jersey Department of Community Affairs (the “DCA”) with making initial calculations of Present Need and Prospective Need as guidance for municipalities, and (d) establish a process for submission and certification of Housing Element and Fair Share Plans through the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, the FHA further provides that a municipality shall have immunity from exclusionary zoning litigation if the municipality complies with the deadlines established in N.J.S.A. 52:27D-304.1 of the FHA for both determining present and prospective obligations and for adopting a housing element and fair share plan to meet those obligations; and

WHEREAS, in order to maintain such immunity under the FHA for the Fourth Round (2025-2035) a municipality must, inter alia, adopt a housing element and fair share plan and propose drafts of the appropriate zoning and other ordinances and resolutions to implement its established present and prospective obligation, and then file the same with the Program as part of the above action no later than 48 hours after its adoption or by June 30, 2025, whichever is sooner; and

WHEREAS, the Town of Dover has a “present need” (or rehabilitation) obligation of 349 units and a “prospective need” (or new units) of 113 under the 2024 FHA amendment, and related DCA guidance and Superior Court Order; and

WHEREAS, in accordance with the MLUL and the FHA, the Planning Board and its consultants and planning team prepared amendments and updates to the Housing Plan Element & Fair Share Plan and Spending Plan of the Town’s Master Plan for the Planning Board’s consideration at its meeting of June 26, 2025, for the purposes of, inter alia, reviewing such planning documents and the changing circumstances and legislation related to affordable housing in the Town (collectively, the “Initial Fourth Round HE&FSP and Spending Plan Update”); and

WHEREAS, at the duly noticed June 26, 2025 meeting, the Planning Board considered the testimony of its planning and engineering consultants, and any and all other Town consultants, and the comments and evidence offered by participants at the public hearing and adopted the Initial Fourth Round HE&FSP and Spending Plan Update; and

WHEREAS, upon the Town's timely submission of the Initial Fourth Round HE&FSP and Spending Plan Update to the Program, and in order to address the comments to same raised by Fair Share Housing Center ("FSHC") in the case of In the Matter of the Application of the Town of Dover, Morris County, MRS-L-132-25, the Planning Board and its consultants and planning team prepared amendments to the Initial Housing Plan Element & Fair Share Plan and Spending Plan of the Town's Master Plan for the Planning Board's consideration at its meeting of February 19, 2026 entitled "2025 Housing Element and Fair Share Plan, prepared for Town of Dover, Morris County, NJ", dated June 13, 2025, amended December 8, 2025 and February 4, 2026, and the related spending plan therein prepared by John McDonough Associates, LLC (as so amended, the "Fourth Round HE&FSP and Spending Plan Update"); and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on February 19, 2026 concerning the Fourth Round HE&FSP and Spending Plan Update and its contents as summarized herein; and

WHEREAS, at the February 19, 2026 meeting, the Planning Board adopted a resolution approving and adopting the Fourth Round HE&FSP and Spending Plan Update; and

WHEREAS, the Town of Dover wishes to endorse and approve the Fourth Round HE&FSP and Spending Plan Update as approved and adopted by the Planning Board.

NOW, BE IT RESOLVED by the Mayor and Council of the Town of Dover that the Town of Dover hereby endorses and approves the Fourth Round HE&FSP and Spending Plan Update as approved and adopted by the Planning Board.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Town of Dover hereby directs the Town's Affordable Housing Counsel to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from Program or Vicinage area judge, and take and further action as may be necessary or desirable in approving the Fourth Round HE&FSP and Spending Plan Update and obtaining such Compliance Certification.

BE IT FURTHER RESOLVED, the Town of Dover reserves the right to further amend the Fourth Round HE&FSP and Spending Plan Update attached hereto, should that be necessary.

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

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately, according to law.

ATTEST:

Edward Ramirez, Acting Deputy Clerk

James P. Dodd, Mayor

ADOPTED: _____