



TOWN OF DOVER MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover Town Hall
June 23, 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
NONE

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

Proclamation Recognizing NeighborWorks Weeks

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 13-2026 An Ordinance Authorizing a Special Emergency Appropriation of \$60,000 for the Preparation of an Approved Tax Map for the Town of Dover, in the County of Morris, State of New Jersey
- b. Ordinance 14-2026 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 19 Randolph Avenue
- c. Ordinance 15-2026 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 40 McDavitt Place
- d. Ordinance 16-2026 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 98 Liberty Street

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION
NONE

K) APPROVAL OF BILLS

- a. Resolution 125-2026 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 126-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 127-2026 Approving a Noise Permit for Casa Puerto Rico
- c. Resolution 128-2026 Approving Taxicab Driver Licenses

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 129-2026 Approving the Renewal of Alcoholic Beverage Licenses for 2026-2027
- b. Resolution 130-2026 Authorizing Town Officials to Undertake Certain Actions in Connection with the Issuance and Sale 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
- c. Resolution 131-2026 Appointing Class II Special Police Officer
- d. Resolution 132-2026 Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Baker Street and Parker Street Improvements Project

- e. Resolution 133-2026 Declaring a Certain Area Known As 200 W. Clinton Street (And Also Known as 220 W. Clinton St.) and Shown on the Official Tax Map of the Town of Dover as Block 703, Lot 6.01 (Formerly a Portion of and Now Known as Block 703, Lot 6) in the Town of Dover a Non-Condensation Area in Need of Redevelopment

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. 13-2026

AN ORDINANCE AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION OF \$60,000 FOR THE PREPARATION OF AN APPROVED TAX MAP FOR THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY

WHEREAS, N.J.S.A. 40A:4-53(a) provides that a local unit may adopt an ordinance authorizing a special emergency appropriation for the preparation of an approved tax map; and

WHEREAS, pursuant to N.J.S.A. 40A:4-53(a), the Town desires to authorize a special emergency appropriation in the amount of \$60,000 to fund the cost of the preparation of an approved tax map.

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

SECTION 1. The amount of \$60,000 is hereby appropriated to fund the cost of the preparation of an approved tax map, and shall be deemed a special emergency appropriation as defined and provided for in N.J.S.A. 40A:4-53(a).

SECTION 2. To finance the appropriation authorized hereunder, and described in Section 1 hereof, special emergency notes of the Town (the "Notes") shall be authorized by a resolution of the Town Council of the Town to be adopted in accordance with the provisions of N.J.S.A. 40A:4-55.

SECTION 3. A certified copy of this ordinance shall be filed with the Director of the Division of Local Government Services.

SECTION 4. All ordinances inconsistent herewith are hereby repealed.

SECTION 5. This ordinance shall take effect upon final passage and publication in accordance with the law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 14-2026

**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 19 RANDOLPH AVENUE**

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 handicapped parking space to be located at 19 Randolph Avenue:

Said handicapped space shall be located along the westerly curblineline of Randolph Avenue beginning at a point 32 L.F. south of the southwesterly curblineline intersection of Elliott Street and Randolph Avenue, thence continuing in a southerly direction for a distance of 25’.

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 matter 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. 15-2026

**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 40 MCDAVITT PLACE**

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 handicapped parking space to be located at 40 McDavitt Place:

Said handicapped space shall be located along the southerly curblineline of McDavitt Place
beginning at a point 99 L.F. west of the southeasterly curblineline intersection of Locust Avenue and
McDavitt Place, thence continuing in a westerly direction for a distance of 25’.

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 matter 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. 16-2026

**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 98 LIBERTY 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 handicapped parking space to be located at 98 Liberty Street:

Said handicapped space shall be located along the southerly curblineline of Liberty Street beginning at a point 1,240 L.F. east of the southeasterly curblineline intersection of Thompson Ave. and Liberty Street, thence continuing in an easterly direction for a distance of 25’.

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 matter required by New Jersey law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER MAYOR & TOWN COUNCIL

RESOLUTION NO. 125-2026

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:	\$2,257.02
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$1,248,006.00
GENERAL CAPITAL ACCT claims in the amount of:	\$18,750.42
WATER UTILITY RESERVE ACCT claims in the amount of:	\$650.00
WATER UTILITY ACCT claims in the amount of:	\$141,588.53
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:	\$35,658.99
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$595.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$170.60
RECYCLING TRUST ACCT claims in the amount of:	\$3,330.00
TRUST/OTHER ACCT claims in the amount of:	\$9,736.35
TOTAL CLAIMS TO BE PAID	\$1,460,742.91

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:	\$1,760.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$517.95
WATER UTILITY OPERATING claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$2,277.95
TOTAL BILL LIST RESOLUTION	\$1,463,020.86

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor



TOWN OF DOVER MAYOR & TOWN COUNCIL

RESOLUTION NO. 126-2026

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

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

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

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

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

PREMIER CAR SERVICES CORP.

2016 TOYOTA CAMRY	OT519J	4T1BF1FKXGU122899	RENEWAL	TAXI #61
2016 TOYOTA CAMRY	OT518J	4T1BF1FK3GU176691	RENEWAL	TAXI #67
2016 TOYOTA SIENNA	OT852H	5TDKK3DC6GS698744	RENEWAL	TAXI #69
2015 TOYOTA SIENNA	OT404C	5TDYK3DC6FS541918	RENEWAL	TAXI #72
2013 NISSAN SENTRA	OT117K	3N1AB7AP5DL618994	RENEWAL	TAXI #75
2017 TOYOTA CAMRY	OT523J	4T1BF1FK3HU679901	RENEWAL	TAXI #80

GEOS TAXI LLC

2015 TOYOTA PRIUS	OT417H	JTDZN3EU4FJ038713	RENEWAL	TAXI #41
2015 TOYOTA CAMRY	OT397G	4T1BF1FK9FU930255	RENEWAL	TAXI #42
2014 HYUNDAI SONATA	OT399G	5NPEB4AC3EH823144	RENEWAL	TAXI #47
2022 HYUNDAI ELANTRA	OT546J	KMHLP4AG2NU298901	RENEWAL	TAXI #57

DOVER TAXI & LIMO SRVC, LLC

2019 HONDA ODYSSEY	OT433H	5FNRL6H56KB043117	RENEWAL	TAXI #23
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ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 127-2026

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER
APPROVING A NOISE PERMIT FOR CASA PUERTO RICO**

WHEREAS, the property owner at 50 West Blackwell Street has requested a permit for the use of loud speakers or amplifiers for an event to be held on Sunday, June 28, 2026 from 12:00 pm to 8:00 pm; and

WHEREAS, the purpose is to have a summer event; and

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

1. There is hereby approved a permit for the use of loudspeakers or amplifiers by Casa Puerto Rico on Sunday, June 28, 2026 from 12:00 pm to 8:00 pm.
2. This authorization is conditioned upon the use of the loudspeakers or amplifiers being in conformance with all regulations of the Code of the Town of Dover.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 128-2026

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

WHEREAS, applications for taxicab driver's licenses have been made by the 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 licenses are hereby
approved:

DOVER TAXI & LIMO SRVC, LLC

Rivera Maldonado, Carlos Enrique

PREMIER CAR SERVICES CORP.

Ramirez Miranda, Paulo Valentin

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 130-2026

RESOLUTION OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING TOWN OFFICIALS TO UNDERTAKE CERTAIN ACTIONS IN CONNECTION WITH THE ISSUANCE AND SALE 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

WHEREAS, pursuant to, and in accordance with, (i) 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”); and (ii) various bond ordinances duly adopted by the Town Council of the Town of Dover, in the County of Morris, State of New Jersey (the “Town”), approved by the Mayor, if applicable, and published as required by law (the “Bond Ordinances”), the Town is seeking to authorize the sale and issuance of not to exceed \$12,350,299 aggregate principal amount of Bond Anticipation Notes, Series 2026, 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, the “Notes”);

WHEREAS, 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 January 20, 2026 and maturing on July 20, 2026;

WHEREAS, the Water Utility Notes are being issued to refund, on a current basis, prior water utility notes issued in the aggregate amount of \$5,000,000 on January 20, 2026 and maturing on July 20, 2026;

WHEREAS, the Parking Utility Notes are being issued to refund, on a current basis, prior parking utility notes issued in the aggregate principal amount of \$1,000,000 on January 20, 2026 and maturing on July 20, 2026;

WHEREAS, the Town, in order to issue the Notes at competitive market rates, seeks to, among other things, authorize the preparation and distribution of a Preliminary Official Statement (as hereinafter defined) and an Official Statement (as hereinafter defined); and

WHEREAS, the Town, also seeks to, among other things, authorize the preparation, execution and delivery of, as applicable, the Notes, a Continuing Disclosure Certificate (as hereinafter defined), and any other documents required for the authorization, sale, issuance, execution and delivery of the Notes.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY as follows:

Section 1. The recitals set forth above are incorporated herein as if fully set forth herein.

Section 2. The Town is hereby authorized to issue the Notes.

Section 3. The Chief Financial Officer is hereby authorized, in accordance with the Bond Ordinances, to sell the Notes on a competitive basis and award the Notes to a bidder based upon a conforming and acceptable bid of the lowest net interest cost or true interest cost. The Chief Financial Officer is also authorized, at his discretion, in accordance with the applicable provisions of the Bond Ordinances, to offer and sell the Notes on a negotiated basis.

Section 4. The distribution by the Town of a Preliminary Official Statement (the "Preliminary Official Statement") to be used in connection with the marketing and sale of the Notes is hereby approved. The Mayor, Town Administrator and Chief Financial Officer of the Town (each an "Authorized Officer(s)") are each hereby authorized and directed, on behalf of the Town, to execute and deliver a certificate that "deems final" the Preliminary Official Statement in accordance with the Rule (as herein defined).

After the sale of the Notes, the Preliminary Official Statement shall be modified to reflect the effect of the sale of the Notes and any other revisions not inconsistent with the substance thereof; and said Preliminary Official Statement, deemed "final" by an Authorized Officer in accordance with the Rule, as so modified, shall constitute the final Official Statement (the "Official Statement"). The Authorized Officers are each hereby authorized and directed on behalf of the Town to execute and deliver said Official Statement.

Section 5. All actions taken to date by the Authorized Officers, employees, professionals and agents of the Town with respect to the authorization, sale, issuance, execution and delivery of the Notes, including, but not limited to, as applicable, submissions and applications to rating agencies and the distribution and dissemination of the Preliminary Official Statement and Notice of Sale for the Notes are hereby approved, ratified, adopted and confirmed, and each Authorized Officer is hereby authorized and directed to execute and deliver the Notes and any such agreements, documents or submissions required for the authorization, sale, issuance, execution and delivery of the Notes, and the Clerk is hereby authorized and directed to attest to the signatures of the Authorized Officers and to affix, imprint or reproduce the seal of the Town on such Notes and, as applicable, on any such agreements, documents or submissions related to the authorization, sale, issuance, execution and delivery of the Notes.

Section 6. All other details or requirements of, as applicable, the Bond Ordinances and the Local Bond Law shall be determined and approved by an Authorized Officer of the Town, upon consultation with Wilentz, Goldman & Spitzer, P.A., Bond Counsel to the Town ("Bond Counsel"), Nisivoccia LLP, Auditor to the Town ("Auditor"), and NW Financial Group, LLC, Municipal Advisor to the Town ("Municipal Advisor"), and such approvals are to be conclusively

evidenced by his or her execution of the Notes as provided herein or on any other document, certificate or agreement related to the authorization, sale, issuance, execution and delivery of the Notes.

Section 7. The Town hereby covenants and agrees to comply with the secondary market disclosure requirements of Rule 15c2-12, as amended (the “Rule”), promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended, and agrees to covenant to such compliance, as required, in a Continuing Disclosure Certificate (the “Continuing Disclosure Certificate”) related to the Notes. In connection therewith, an Authorized Officer of the Town, in consultation with Bond Counsel, the Auditor, and the Municipal Advisor to the Town, is hereby authorized and directed to enter into and execute the Continuing Disclosure Certificate, evidencing the contractual undertaking of the Town to comply with the requirements of the Rule, and to deliver the Continuing Disclosure Certificate in connection with the offer and sale of the Notes. Notwithstanding the foregoing, failure of the Town to comply with the Continuing Disclosure Certificate shall not be considered a default on the Notes; however, any Noteholder 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 there under. The Authorized Officers, and any professionals or agents of the Town acting on its behalf, are each hereby authorized and directed to execute and deliver all certificates, documents and agreements in connection therewith and, if necessary, to file budgetary, financial and operating data on an annual basis and notices of certain enumerated events as required to comply with, and in accordance with, the provisions of the Rule.

Section 8. The Chief Financial Officer of the Town is hereby authorized and directed, upon consultation with Bond Counsel, the Auditor, and the Municipal Advisor to the Town, to, if applicable, submit information and financial data to rating agencies to obtain a rating on the Notes.

Section 9. 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. 131-2026

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER
APPOINTING CLASS II SPECIAL POLICE OFFICER**

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 is appointed Class II Special Police Officer for the Traffic Unit for the Town of Dover for a term of one (1) year commencing January 1, 2026; and

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

CLASS II SPECIAL LAW ENFORCEMENT OFFICER

Anthony Litterio

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 132-2026

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Baker Street and Parker Street Improvements Project.

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

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are hereby authorized to submit an electronic grant application identified as "MA-2027-Baker Street & Parker Street Corrido-00046" to the New Jersey Department of Transportation on behalf of the Town of Dover.

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are hereby authorized to sign the grant agreement on behalf of the Town of Dover and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Mayor and Town Council On this 23rd day of June, 2026.

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.

ATTEST and AFFIX SEAL

Tara M. Pettoni
Municipal Clerk

Honorable James P. Dodd
Presiding Officer



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 133-2026

RESOLUTION OF COUNCIL OF THE TOWN OF DOVER DECLARING A CERTAIN AREA KNOWN AS 200 W. CLINTON STREET (AND ALSO KNOWN AS 220 W. CLINTON ST.) AND SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER AS BLOCK 703, LOT 6.01 (FORMERLY A PORTION OF AND NOW KNOWN AS BLOCK 703, LOT 6) IN THE TOWN OF DOVER A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Town Council of the Town of Dover (the “Town Council”) considered it to be in the best interest of the Town to have the Town Planning Board conduct an investigation of certain property located in the Town commonly known as 200 W. Clinton Street (and also known as 220 W. Clinton St.) and shown on the official Tax Map of the Town of Dover as Block 703, Lot 6.01 (formerly a portion of and now known as Block 703, Lot 6)(the “Study Area”), to determine whether such Study Area, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

WHEREAS, in Resolution No. 74-2026, adopted on March 24, 2026, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the Study Area to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment; and

WHEREAS, the Study Area is generally bounded by commercial properties to the north and south; State Route 15 (aka W. Clinton Street) and residential properties to the east; and a railroad siding and commercial properties to the west; and

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

WHEREAS, on behalf of the Planning Board, graviano & gillis architects & planners, llc prepared a report entitled “Determination of Need Study, Non-Condensation Redevelopment Areas, Block 703 Lot 6.01 (Formerly a part of, and also known as Lot 6), Town of Dover, Morris County, New Jersey”, dated May 28, 2026 (the “Preliminary Investigation”) and testimony of the Town’s professional planning consultant (Nicholas Graviano) pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Study 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, N.J.S.A. 40A:12A-6.b(4)-(5) of the Redevelopment Law provides in pertinent part relative to the Town Planning Board’s public hearing on the Preliminary Investigation and whether the Study Area should be designated a non-condemnation “area in need of redevelopment”:

“(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and

evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

(5) (a) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area”; and

WHEREAS, the Town of Dover Planning Board, at a duly noticed public hearing held on June 18, 2026, reviewed the Preliminary Investigation; 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 Study Area is a non-condemnation redevelopment area, and all objections to a determination that the Study 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 Study 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 Study 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 Study Area, and concurred with the finding in the Preliminary Investigation, which states as follows in the Conclusions:

“Based on the conditions presented in Section III, the Study Area meets two (2) criteria as outlined by the LRHL. Including:

Criteria ‘a’

a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to conducive to unwholesome living or working conditions.

Tax records indicate that the building was constructed in 1900. The site investigation, as illustrated in Photos 1 through 4, revealed buildings that are substandard, unsafe, dilapidated, and obsolescent. The existing buildings area conducive to unwholesome working conditions. In addition to the dilapidated condition, the buildings are constructed in a manner that is no longer used in modern warehouse and industrial construction. The large and expansive areas of single-pane glass on the front and rear facades create hazards for employees and visitors.

An Open Public Records Act (OPRA) request was submitted to the Town for the Study Area’s records. A property maintenance inspection report was printed by the Town on March 17, 2026. The report can be found in **Appendix C** [attached to the Preliminary Investigation]. The report indicated that the building was found to be in substandard and dilapidated condition on: August 22, 2022; June 9, 2023; and June 13, 2024. The property maintenance inspections indicated that there was chipping paint on the facades as well as missing and broken windows that needed repair. These same conditions still exist today, highlighting the continued substandard, unsafe and dilapidated condition of the buildings.

Criteria ‘d’

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

The site investigation, as illustrated in Photos 1 through 4, revealed buildings and improvements that by reason of dilapidation, obsolescence, and deleterious land use or obsolete layout that are detrimental to the safety, health, morals or welfare of the community. There are parking areas and drive aisles that need complete removal and replacement and are not safe for vehicular parking and travel. The dilapidated site conditions and faulty arrangement of the buildings and site all create an unsafe and visually undesirable environment that is detrimental to the safety and welfare of the Dover community.

A Phase I Environmental Site Assessment and Preliminary Assessment was prepared for the Study Area on April 2, 2026. It was prepared by EBI Consulting, and a partial copy of the report can be found in **Appendix D** [attached to the Preliminary Investigation]. The report indicates the following:

‘Numerous environmental investigations and remedial actions have been conducted on the Subject Property in connection with the Dover Tubular Alloys Inc. operations and historic site operations. Site investigation activities, beginning in 2011, were completed in connection with the 19 total AOCs identified for the larger Block 703 Lot 6 parcel. This parcel was recently subdivided, and 3 (AOC 5, AOC 8, and AOC 9) out of the 19 AOCs pertain to areas to the south and offsite of the Subject Property.’

‘All onsite AOCs have been thoroughly investigated, and concentrations of SVOCs, metals, PCBs, and pesticides remain above applicable NJDEP SRS. All exceedances have been delineated and will be addressed through engineering and institutional controls, including site capping, a deed notice, and an RAP for soils. These controls will be implemented in conjunction with the planned redevelopment of the Subject Property, which will include the demolition of all existing structures and the construction of a new distribution warehouse. At present, the site remains a known contaminated site under NJDEP oversight. Following the RAP application approval by the NJDEP, a Restricted Use RAO will be issued for the Subject Property. Once the RAO is issued for the Subject Property, this REC will be considered a CREC.’

As indicated, the Study Area is a known contaminated site under NJDEP oversight. Further remedial actions will be required to address the environmental conditions in the Study Area. The Phase 1 report indicates that the Study Area contains buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.”

WHEREAS, the Preliminary Investigation goes on to conclude as follows in the Conclusion:

“Because the Study [sic] Area meets the criteria of the LHRL, it is recommended that the Study Area be designated as a Non-Condensation Area in Need of Redevelopment.”

WHEREAS, at the June 18, 2026 Planning Board hearing, the Town’s professional planning consultant testified substantially 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 June 18, 2026, recommended to the Town Council that it should designate the entirety of the Study Area as a non-condemnation area in need of redevelopment: and

WHEREAS, the Town Council concurs and agrees with Planning Board’s recommendation as supported by the reasons stated in the Preliminary Investigation that the Study Area constitutes and meets the criteria under the Redevelopment Law and that the Study Area should be determined and declared a non-condemnation “area in need of redevelopment.”

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Dover, State of New Jersey, that the Study Area known as 200 W. Clinton Street (and also known as 220 W. Clinton St.) and shown on the official Tax Map of the Town of Dover as Block 703, Lot 6.01 (formerly a portion of and now known as Block 703, Lot 6), is hereby designated a non-condemnation “area in need of redevelopment” under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and such designation shall authorize the Town to use all those powers provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the Study Area; and

BE IT FURTHER RESOLVED, that the Town Council hereby directs the Town Clerk to (a) serve this Resolution declaring that the property known as 200 W. Clinton Street (and also known as 220 W. Clinton St.) and shown on the official Tax Map of the Town of Dover as Block 703, Lot 6.01 (formerly a portion of and now known as Block 703, Lot 6), is designated a non-condemnation redevelopment area upon the Commissioner of the Community Affairs in accordance with N.J.S.A. 40A:12A-6.b(5)(c), and (b) serve notice of such designation, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed in the tax assessor's records, and upon each person who filed a written objection thereto and stated an address to which notice of determination may be sent in accordance with N.J.S.A. 40A:12A-6.b(5)(d); and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes graviano & gillis architects & planners, llc to prepare a redevelopment plan for the Study Area known as 200 W. Clinton Street (and also known as 220 W. Clinton St.) and shown on the official Tax Map of the Town of Dover as Block 703, Lot 6.01 (formerly a portion of and now known as Block 703, Lot 6), for review and consideration by the Town Council in accordance with the Redevelopment Law; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately but no sooner than as permitted by law; and

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____