



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **REGULAR MEETING AGENDA**

**Town of Dover**

**June 24, 2025 at 7:00PM**

**Microsoft Teams**

**Meeting ID 279 690 012 122, Passcode Eg7DD97h**

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

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6.” Notice of the meeting was sent to the Daily Record and Citizen on Thursday, January 2, 2025 and published in the Daily Record on Tuesday, January 7, 2025 and the Citizen on Wednesday, January 8, 2025. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. Additionally, this meeting was readvertised for. Notice of the meeting was sent to the Daily Record and Citizen on Friday, June 20, 2025 and will be published in both papers on Wednesday, June 25, 2025. All notices were posted on the Bulletin Board of the Municipal Building. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. A copy of said notices are 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:

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

**E) APPROVAL OF MINUTES**

- February 11, 2025

- February 25, 2025
- March 11, 2025
- March 24, 2025

#### **F) REPORT OF COMMITTEES**

#### **G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE**

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

#### **I) ORDINANCES FOR FIRST READING**

- Ordinance 18-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey Amending Chapter 236 of the Town Code
- Ordinance 19-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey Providing Handicapped Parking Space at 92 West Clinton Street

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

- Ordinance 09-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey, Amending and Supplementing Chapter 189 § 11, Fire Prevention—Permit Fees
- Ordinance 10-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey, Amending and Supplementing Chapter 254, Noise
- Ordinance 13-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey, Amending and Supplementing Chapter 189, Entitled “Fire Prevention” by Reintroducing Article I, Which Shall be Entitled “Knox Box”
- Ordinance 14-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey, Adopting a Safety Stick® Policy
- Ordinance 15-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey, Approving the PILOT Application and Authorizing the Mayor and Town Clerk to Execute a Financial Agreement with ALFA Assets 337 E. Blackwell Urban Renewal, LLC for Property Designated as Block 2307, Lots 1, 2, and 3 on the Official Tax Map of the Town of Dover, Located in the East Blackwell-Rutan Redevelopment Area
- Ordinance 17-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey, Establishing the Town of Dover Parking Utility and Parking System

#### **K) APPROVAL OF BILLS**

- Resolution 148-2025 Approval of Bills List

#### **L) APPROVAL OF RESOLUTIONS**

##### **1) CONSENT AGENDA RESOLUTIONS**

- Resolution 149-2025 Approving Taxis/Limos to be Licensed in the Town of Dover
- Resolution 150-2025 Approving Taxicab Driver Licenses
- Resolution 151-2025 Approving a Catering Permit
- Resolution 152-2025 Approving a Social Affair Permit

- e. Resolution 153-2025 Approving Annual Amusement Device License, Unique Bar
- f. Resolution 154-2025 Approving Annual Dance License, Su Casa Colombia
- g. Resolution 155-2025 Approving Annual Billiard Hall License, Su Casa Colombia
- h. Resolution 156-2025 Approving Annual Billiard Hall License, Unique Bar
- i. Resolution 157-2025 Approving Annual Theater License, Centro Biblico of NJ
- j. Resolution 158-2025 Approving Annual Social and Athletic Club License, Club Colombia
- k. Resolution 159-2025 Approving Annual Social and Athletic Club License, Dover Moose Lodge #541
- l. Resolution 160-2025 Approving a Noise Permit, 33 Mase Avenue
- m. Resolution 161-2025 Authorizing a Morris County Trail Construction Grant Application
- n. Resolution 162-2025 Amending the Contract for Crossroads Paving Company for the Small Cities Road Construction Project

## **2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION**

- a. Resolution 163-2025 Designating Village Development, LLC as Redeveloper of Certain Property in the Town and Authorizing the Execution of a Redevelopment Agreement with Village Development, LLC for Redevelopment of Certain Property in the Town
- b. Resolution 164-2025 Approving the Renewal of Alcoholic Beverage Licenses for 2025-2026
- c. Resolution 165-202 Authorizing the Execution of an Agreement with Schaefer's Fireworks for the 2025 Independence Day Display
- d. Resolution 166-2025 Authorizing the Award of a Contract for the Provision of Certified Lead-Based Paint Inspector/Risk Assessor Services

## **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**

- a. Resolution 167-2025 Authorizing Executive Session to Discuss matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of a specific prospective public officer or employee employed or appointed by the public body

**Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION**

- a. Resolution 168-2025 Appointing an Interim Town Administrator

**R) ADJOURNMENT**



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 18-2025**

#### **AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, THE STATE OF NEW JERSEY AMENDING CHAPTER 236 OF THE TOWN CODE**

**WHEREAS**, N.J.S.A. § 40:48-2 empowers municipalities to make, amend, and enforce ordinances, regulations, and rules as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

**BE IT ORDAINED**, by the Mayor and Town Council of the Town of Dover, County of Morris, of the State of New Jersey, that Chapter 236 of the Town Code is hereby amended and supplemented as follows:

#### **Chapter 236 – LAND USE AND DEVELOPMENT**

##### **Article II. Definitions**

##### **§ 236-5 Terms Defined**

##### **Retail Sales or Service Establishment**

A business operation located on an improved property such as a shop, store, or building complex that's primary purpose is the selling of goods, merchandise, and/or providing a service to the general public for personal or household use. In no instance shall this definition include professional offices, bars or taverns, or service stations.

##### **Article IV. Zoning**

##### **§ 236-18 C-2 General Commercial District.**

A. Principal uses. Principal uses shall be as follows:

- (1) Motor vehicle repair garages.
- (2) Tire sales, the ~~indoor~~ sales of motor vehicles and motor vehicle parts, hardware stores.
- (3) Motor vehicle service stations.
- (4) Bars or taverns.
- (5) Computer, audio and video electronic stores.
- (6) Funeral homes.
- (7) Parks and playgrounds.
- (8) Buildings used exclusively by federal, state, county or local government.
- (9) Hotels and motels.
- (10) Offices.

- (11) Bars with live entertainment.
- (12) Restaurants.
- (13) Restaurants, fast food.
- (14) Restaurants, formula fast food.
- (15) Restaurants with limited live entertainment.
- (16) Restaurants, fast food with drive-up.
- (17) Retail Sales and Service Establishments.

B. Accessory uses. Same as the C-1 Retail Commercial District.

C. Conditional uses as stipulated in § 236-40. Conditional uses, as stipulated in § 236-40, shall be as follows:

- (1) Same as R-1 and R-2 Districts.
- (2) Motor vehicle sales lot, both new and used.  
[Amended 3-9-1999 by Ord. No. 1-1999]
- (3) Apartments.
- (4) Adult entertainment establishments, adult bookstores, adult picture theaters, adult mini-motion picture theaters and adult cabarets.  
[Added 11-22-1994 by Ord. No. 38-1994]
- (5) Limousine service businesses.  
[Added 5-8-2001 by Ord. No. 9-2001]
- (6) Taxicab service business.
- (7) Nightclubs.
- (8) Licensed cannabis retailer in accordance with the provisions of Chapter 141.  
[Added 11-23-2021 by Ord. No. 25-2021]
- (9) Licensed medical marijuana dispensary in accordance with the provisions of Chapter 141.  
[Added 11-23-2021 by Ord. No. 25-2021]

D. Bulk requirements.

- (1) Every lot in the C-2 District shall have a minimum width of 100 feet at the street line and a minimum area of 10,000 square feet. Every principal building shall be provided with a side yard of not less than 10 feet, a front yard of not less than 20 feet and a rear yard of not less than 20 feet.
- (2) Every lot in the C-2 District shall be developed with not more than 80% impervious lot coverage nor more than 50% building coverage.

E. Height limits. All buildings in the C-2 District may be erected up to 65 feet in height.

F. Minimum floor area. There shall be no minimum floor area in the C-2 District.

G. Off-street parking. All uses shall be required to provide on-site, off-street parking in accordance with § 236-43.

[Amended 11-10-2003 by Ord. No. 39-2003]

**§ 236-43. Off-street parking and loading.**

N. The parking or storage of any commercial or non-commercial vehicles with more than four tires or wheels and/or not to exceed a GVWR of 10,000 pounds or more shall be prohibited in any residential zone. The parking and storage of any vehicles, including but not limited to campers, winnebago's, boats, trailers, and any other recreational vehicles, is permitted so long as the residential property in which the vehicle is parked maintains a driveway that extends beyond the face of the residential dwelling and shall not displace the required number of off-street parking spaces as outlined in Table 1 of Section 236-43 for Residential Land Use. Recreational vehicles and boats shall not be located on grasses within the side, front, or rear yards. All vehicles parked in residential properties shall be parked on an improved area including but not limited to an existing driveway or a paved space. Commercial vehicles parked on residential properties shall be parked in a driveway or parking area, not closer than twenty (20) feet to the front property line.

§ 236-43 Off-street parking and loading.

**Section 2. Severability.**

If any portion of this ordinance shall be deemed invalid by any court of competent jurisdiction, the remainder shall survive in full force and effect.

**Section 3. Repealer.**

All ordinances and parts of ordinances or resolutions inconsistent herewith are hereby repealed.

**Section 4. When Effective.**

This ordinance shall be effective immediately upon adoption and publication in accordance with law.

ATTEST:

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

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 19-2025**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING HANDICAPPED PARKING  
SPACE AT 92 WEST CLINTON STREET**

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

**SECTION 1.** Description for handicap parking space to be located at 92 West Clinton Street:

Said handicap parking space shall be located along the westerly curb line of W. Clinton Street beginning at a point located 96' north of the northwesterly curb line intersection of Richboynton Road and W. Clinton Street thence, continuing in a northerly direction for a distance of 20'.

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

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

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

ATTEST:

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

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

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

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



# TOWN OF DOVER

## Engineering Department

Mail: 37 N. Sussex Street  
Office: 100 Princeton Avenue  
Dover, New Jersey 07801  
Phone: 862-437-1672  
Fax: 973-366-2200



*William J. Isselin – Assistant to the Engineer, Chief Code Enforcement Officer, Zoning Officer,  
Municipal Recycling Coordinator*

June 12, 2025

### **DESCRIPTION FOR HANDICAP PARKING SPACE TO BE LOCATED AT 92 W. CLINTON STREET**

Said handicap parking space shall be located along the westerly curb line of W. Clinton Street beginning at a point located 96 FT. north of the northwesterly curb line intersection of Richboynton Road and W. Clinton Street thence, continuing in a northerly direction for a distance of 20 FT. End Description



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 09-2025**

#### **AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 189 § 11, FIRE PREVENTION—PERMIT FEES**

**WHEREAS**, the Mayor and Town Council of the Town of Dover (the “Town”) may make, amend, repeal, and enforce ordinances to adopt policies and procedures for the benefit of the municipality; and

**WHEREAS**, the Mayor and Town Council recognize that there is a need to amend the language of the Town Code, Chapter 189, to reflect the State laws and regulations; and

**BE IT ORDAINED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, that Chapters 189 § 11 of the Town Code is hereby amended and readopted as follows:

#### **CHAPTER A. PERMIT FEES**

A. The Application Fees for the permits listed in N.J.A.C.5:70-2.9 (c) shall be as provided by State Regulation. The Fire Official is authorized to waive fees for Town of Dover Non-Profit, Religious Organizations or Governmental Agencies. The permit fees established by the Uniform Fire Code shall be as follows:

- (1) Type 1: \$54.00
- (2) Type 2: \$214.00
- (3) Type 3: \$427.00
- (4) Type 4: \$641.00

#### **CHAPTER B. PERMIT TYPES AND FEES**

B. Local Permit Types and Fees.

<u>Permit Type</u>	<u>Fee</u>
Open Flame	\$60.00
Welding	\$75.00
Bonfire	\$60.00
Torch	\$75.00
Cooking Suppression System	\$75.00
Mobile Vendor	\$75.00
Tent	\$60.00
Hazmat	\$641.00
Flammable liquids	\$641.00

Attest:

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

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 10-2025**

#### **AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 254, NOISE**

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

**CHAPTER 254**, entitled "Noise" is hereby amended as follows:

**WHEREAS**, excessive sound is a serious hazard to the public health, welfare, safety, and the quality of life; and,

**WHEREAS**, a substantial body of science and technology exists by which excessive sound may be substantially abated; and,

**WHEREAS**, the people of the Town of Dover have a right to, and should be ensured of, an environment free from excessive sound;

**THEREFORE**, it is the policy of Town of Dover to prevent excessive sound that may jeopardize the health, welfare, or safety of the citizens or degrade the quality of life.

This ordinance shall apply to the control of sound originating from sources within the Town of Dover.

## **II. Definitions**

The following words and terms, when used in this ordinance, shall have the following meanings, unless the context clearly indicates otherwise. Terms not defined in this ordinance have the same meaning as those defined in N.J.A.C. 7:29.

"Construction" means any site preparation, assembly, erection, repair, alteration or similar action of buildings or structures.

"dBC" means the sound level as measured using the "C" weighting network with a sound level meter meeting the standards set forth in ANSI S1.4-1983 or its successors. The unit of reporting is dB(C). The "C" weighting network is more sensitive to low frequencies than is the "A" weighting network.

"Demolition" means any dismantling, destruction or removal of buildings, structures, or roadways.

"Department" means the New Jersey Department of Environmental Protection.

"Emergency work" means any work or action necessary at the site of an emergency to restore or deliver essential services including, but not limited to, repairing water, gas, electricity, telephone, sewer facilities, or public transportation facilities, removing fallen trees on public rights-of-way, dredging navigational waterways, or abating life-threatening conditions or a state of emergency declared by a governing agency.

"Impulsive sound" means either a single pressure peak or a single burst (multiple pressure peaks) that has a duration of less than one second.

"Minor Violation" means a violation that is not the result of the purposeful, reckless or criminally negligent conduct of the alleged violator; and/or the activity or condition constituting the violation has not been the subject of an enforcement action by any authorized local, county or state enforcement agency against the violator within the immediately preceding 12 months for the same or substantially similar violation.

"Motor vehicle" means any vehicle that is propelled other than by human or animal power on land.

"Muffler" means a properly functioning sound dissipative device or system for abating the sound on engines or equipment where such device is part of the normal configuration of the equipment.

"Multi-dwelling unit building" means any building comprising two or more dwelling units, including, but not limited to, apartments, condominiums, co-ops, multiple family houses, townhouses, and attached residences.

"Multi-use property" means any distinct parcel of land that is used for more than one category of activity. Examples include, but are not limited to:

1. A commercial, residential, industrial or public service property having boilers, incinerators, elevators, automatic garage doors, air conditioners, laundry rooms, utility provisions, or health and recreational facilities, or other similar devices or areas, either in the interior or on the exterior of the building, which may be a source of elevated sound levels at another category on the same distinct parcel of land; or
2. A building, which is both commercial (usually on the ground floor) and residential property, located above, below or otherwise adjacent to.

"Noise Control Officer" (NCO) means an employee of a local, county or regional health agency which is certified pursuant to the County Environmental Health Act (N.J.S.A. 26:3A2-21 et seq.) to perform noise enforcement activities or an employee of a municipality with a Department-approved model noise control ordinance. All NCOs must receive noise enforcement training as specified by the Department in N.J.A.C. 7:29 and is currently certified in noise enforcement. The employee must be acting within his or her designated jurisdiction and must be authorized to issue a summons.

"Noise Control Investigator" (NCI) means an employee of a municipality, county or regional health commission that has a Department-approved model noise control ordinance and the

employee has not received noise enforcement training as specified by the Department in N.J.A.C. 7:29. However, they are knowledgeable about their model noise ordinance and enforcement procedures. A Noise Control Investigator may only enforce sections of the ordinance that do not require the use of a sound level meter. The employee must be acting within his or her designated jurisdiction and must be authorized to issue a summons.

"Plainly audible" means any sound that can be detected by a NCO or an NCI using his or her unaided hearing faculties of normal acuity. As an example, if the sound source under investigation is a portable or vehicular sound amplification or reproduction device, the detection of the rhythmic bass component of the music is sufficient to verify plainly audible sound. The NCO or NCI need not determine the title, specific words, or the artist performing the song.

"Private right-of-way" means any street, avenue, boulevard, road, highway, sidewalk, alley or easement that is owned, leased, or controlled by a non-governmental entity.

"Public right-of-way" means any street, avenue, boulevard, road, highway, sidewalk, alley or easement that is owned, leased, or controlled by a governmental entity.

"Public space" means any real property or structures thereon that are owned, leased, or controlled by a governmental entity.

"Real property line" means either (a) the vertical boundary that separates one parcel of property (i.e., lot and block) from another residential or commercial property; (b) the vertical and horizontal boundaries of a dwelling unit that is part of a multi-dwelling unit building; or (c) on a multi-use property as defined herein, the vertical or horizontal boundaries between the two portions of the property on which different categories of activity are being performed (e.g., if the multi-use property is a building which is residential upstairs and commercial downstairs, then the real property line would be the interface between the residential area and the commercial area, or if there is an outdoor sound source such as an HVAC unit on the same parcel of property, the boundary line is the exterior wall of the receiving unit). Note- this definition shall not apply to a commercial source and a commercial receptor which are both located on the same parcel of property (e.g., a strip mall).

"Sound production device" means any device whose primary function is the production of sound, including, but not limited to any, musical instrument, loudspeaker, radio, television, digital or analog music player, public address system or sound-amplifying equipment.

"Sound reduction device" means any device, such as a muffler, baffle, shroud, jacket, enclosure, isolator, or dampener provided by the manufacturer with the equipment, or that is otherwise required, that mitigates the sound emissions of the equipment.

"Weekday" means any day that is not a federal holiday, and beginning on Monday at 7:00 a.m. and ending on the following Friday at 6:00 p.m.

"Weekends" means beginning on Friday at 6:00 p.m. and ending on the following Monday at 7:00 a.m.

### **III. Applicability**

A. This model noise ordinance applies to sound from the following property categories:

1. Industrial facilities;
2. Commercial facilities;
3. Community service facilities;
4. Residential properties;
5. Multi-use properties;
6. Public and private right-of-ways;
7. Public spaces; and
8. Multi-dwelling unit buildings.

B. This model noise ordinance applies to sound received at the following property categories:

1. Commercial facilities;
2. Community service facilities (i.e. non-profits and/or religious facilities)
3. Residential properties;
4. Multi-use properties;
5. Multi-dwelling unit buildings.

C. Sound from stationary emergency signaling devices shall be regulated in accordance with N.J.A.C. 7:29-1.4, except that the testing of the electromechanical functioning of a stationary emergency signaling device shall not meet or exceed 10 seconds.

### **IV. Exemptions**

- A. Except as provided in IX. and X. below, the provisions of this ordinance shall not apply to the exceptions listed at N.J.A.C. 7:29-1.5.
- B. Sound production devices required or sanctioned under the Americans with Disabilities Act (ADA), FEMA or other government agencies to the extent that they comply with the noise requirement of the enabling legislation or regulation. Devices which are exempted under N.J.A.C. 7:29-1.5 shall continue to be exempted.
- C. Construction and demolition activities are exempt from the sound level limits set forth in tables I and II and III except as provided for in IX. below.

### **V. Enforcement Officers**

- A. Noise Control Officers shall have the authority within their designated jurisdiction to investigate suspected violations of any section of this ordinance and pursue enforcement activities.
- B. Noise Control Investigators shall have the authority within their designated jurisdiction to investigate suspected violations of any section of this ordinance that do not require the use of a sound level meter (i.e., plainly audible, times of day and/or distance determinations) and pursue enforcement activities.

- C. Noise Control Officers and Investigators may cooperate with NCOs and NCIs of an adjacent municipality in enforcing one another's municipal noise ordinances.

## **VI. Measurement Protocols**

- A. Sound measurements made by a Noise Control Officer shall conform to the procedures set forth at N.J.A.C. 7:29-2, except that interior sound level measurements shall also conform with the procedures set forth in VIB of this ordinance and with the definition of "real property line" as contained herein.
- B. When conducting indoor sound level measurements across a real property line the measurements shall be taken at least three feet from any wall, floor or ceiling and all exterior doors and windows may, at the discretion of the investigator, be closed. The neighborhood residual sound level shall be measured in accordance with N.J.A.C. 7:29-2.9(b)2. When measuring total sound level, the configuration of the windows and doors shall be the same and all sound sources within the dwelling unit must be shut off (e.g., television, stereo). Measurements shall not be taken in areas which receive only casual use such as hallways, closets and bathrooms.

## **VII. Maximum Permissible Sound Levels**

- A. No person shall cause, suffer, allow, or permit the operation of any source of sound on any source property listed in III.(A) above in such a manner as to create a sound level that equals or exceeds the sound level limits set forth in Tables I, II or III when measured at or within the real property line of any of the receiving properties listed in Tables I, II or III except as specified in VI(B).

### **B. Impulsive Sound**

Between 7:00 a.m. and 10:00 p.m., impulsive sound shall not equal or exceed 80 dBA. Between 10:00 p.m. and 7:00 a.m., impulsive sound which occurs less than four times in any hour shall not equal or exceed 80 dBA. Impulsive sound which repeats four or more times in any hour shall meet the requirements as shown in Table I.



**TABLE I**  
**MAXIMUM PERMISSIBLE A-WEIGHTED SOUND LEVELS**  
**WHEN MEASURED OUTDOORS**

RECEIVING PROPERTY CATEGORY	Residential property, or residential portion of a multi-use property		Commercial facility, non-residential portion of a multi-use property, or community service facility
TIME	7 a.m.-10 p.m.	10 p.m.-7 a.m.	24 hours
Maximum A- Weighted sound level standard, dB	65	50	65

**TABLE II**  
**MAXIMUM PERMISSIBLE A-WEIGHTED SOUND LEVELS**  
**WHEN MEASURED INDOORS**

RECEIVING PROPERTY CATEGORY	Residential property, or residential portion of a multi-use property		Commercial facility or non- residential portion of a multi-use property
TIME	7 a.m.-10 p.m.	10 p.m.-7 a.m.	24 Hours
Maximum A- Weighted sound level standard, dB	55	40	55

Note: Table II shall only apply when the source and the receptor are separated by a real property line and they also share a common or abutting wall, floor or ceiling, or are on the same parcel of property.

**TABLE III**  
**MAXIMUM PERMISSIBLE OCTAVE BAND**  
**SOUND PRESSURE LEVELS IN DECIBELS**

Receiving Property Category	Residential property, or residential portion of a multi-use property		Residential property, or residential portion of a multi-use property		Commercial facility, non- residential portion of a multi-use property, or community service facility	Commercial facility or non-residential portion of a multi- use property
	OUTDOORS		INDOORS		OUTDOORS	INDOORS
Octave Band Center Frequency, Hz.	Octave Band Sound Pressure Level, dB		Octave Band Sound Pressure Level, dB		Octave Band Sound Pressure Level, dB	Octave Band Sound Pressure Level, dB
Time	7 a.m.-10 p.m.	10 p.m.-7 a.m.	7 a.m.-10 p.m.	10 p.m.-7 a.m.	24 hours	24 hours
31.5	96	86	86	76	96	86
63	82	71	72	61	82	72
125	74	61	64	51	74	64
250	67	53	57	43	67	57
500	63	48	53	38	63	53
1,000	60	45	50	35	60	50
2,000	57	42	47	32	57	47
4,000	55	40	45	30	55	45
8,000	53	38	43	28	53	43

Note: When octave measurements are made, the sound from the source must be constant in level and character. If octave band sound pressure level variations exceed plus or minus 2 dB in the bands containing the principal source frequencies, discontinue the measurement.

### **VIII. Sound Production Devices**

No person shall cause, suffer, allow, or permit the operation of any sound production device in such a manner that the sound crosses a property line and raises the total sound levels above the neighborhood residual sound level by more than the permissible sound level limits set forth in Table IV when measured within the residence of a complainant according to the measurement

protocol in VI(B) of this ordinance. These sound level measurements shall be conducted with the sound level meter set for "C" weighting, "fast" response.

**TABLE IV**  
**MAXIMUM PERMISSIBLE INCREASE IN TOTAL SOUND LEVELS**  
**WITHIN A RESIDENTIAL PROPERTY**

Weeknights 10:00 p.m. - 7:00 a.m. Weekend nights 11:00 p.m. and 9:00 a.m.	All other times
3 dB(C)	6 dB(C)

#### **IX. Restricted Uses and Activities**

The following standards shall apply to the activities or sources of sound set forth below:

- A. Power tools, home maintenance tools, landscaping and/or yard maintenance equipment, excluding when used for emergency work, shall not be operated on a residential property between the hours of 8:00 p.m. and 8:00 a.m., unless such activities can meet the applicable limits set forth in Tables I, II and III. At all other times, the limits set forth in Tables I, II and III do not apply. All motorized equipment used in these activities shall be operated with an original, properly functioning, manufacture installed muffler and/or sound reduction device or an original equipment manufacturer (OEM) acoustically equivalent muffler and/or sound reduction device.
- B. Power tools, landscaping and/or yard maintenance equipment, excluding when used for emergency work, shall not be operated on a commercial facility, community service facility, industrial facility, or public space unless such activities can meet the applicable limits set forth in Tables I, II and III. All motorized equipment used in these activities shall be operated with an original, properly functioning, manufacture installed muffler and/or sound reduction device or an OEM acoustically equivalent muffler and/or sound reduction device.
- C. Construction and demolition activity, excluding emergency work, shall not be performed between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, or between the hours of 6:00 p.m. and 9:00 a.m. on weekends and federal holidays, unless such activities can meet the applicable limits set forth in Tables I, II and III. At all other times, the limits set forth in Tables I, II or III do not apply. All motorized equipment used in construction and demolition activity shall be operated with an original, properly functioning, manufacture installed muffler and/or sound reduction device or an OEM acoustically equivalent muffler and/or sound reduction device.
- D. Motorized snow removal equipment shall be operated with a muffler and/or a sound

reduction device when being used for snow removal. At all other times the limits set forth in Tables I, II or III do not apply.

- E. All interior and exterior burglar alarms of a building or motor vehicle must be activated in such a manner that the burglar alarm terminates its operation within five (5) minutes for continuous airborne sound and fifteen (15) minutes for intermittent sound after it has been activated. At all other times the limits set forth in Tables I, II or III do not apply.
- F. Self-contained, portable, non-vehicular music or sound production devices shall not be operated on a public space or public right-of-way in such a manner as to be plainly audible at a distance of 50 feet in any direction from the operator between the hours of 8:00 a.m. and 10:00 p.m. Between the hours of 10:00 p.m. and 8:00 a.m., sound, operated on a public space or public right-of-way, from such equipment shall not be plainly audible at a distance of 25 feet in any direction from the operator;
- G. It shall be unlawful for any property owner or tenant to allow any domesticated or caged animal to create a sound across a real property line which unreasonably disturbs or interferes with the peace, comfort, and repose of any resident, or to refuse or intentionally fail to cease the unreasonable noise when ordered to do so by a Noise Control Officer or Noise Control Investigator. Prima facie evidence of a violation of this section shall include but not be limited to:
  - 1. Vocalizing (howling, yelping, barking, squawking etc.) for five (5) minutes without interruption, defined as an average of four or more vocalizations per minute in that period; or,
  - 2. Vocalizing for twenty (20) minutes intermittently, defined as an average of two vocalizations or more per minute in that period.

It is an affirmative defense under this subsection that the dog or other animal was intentionally provoked to bark or make any other noise.

## **X. Motor Vehicles**

Violations of each paragraph of this section shall be considered purposeful and therefore non-minor violations.

(A) No person shall remove or render inoperative, or cause to be removed or rendered inoperative or less effective than originally equipped, other than for the purposes of maintenance, repair, or replacement, of any device or element of design incorporated in any motor vehicle for the purpose of noise control. No person shall operate a motor vehicle or motorcycle which has been so modified. A vehicle not meeting these requirements shall be deemed in violation of this provision if it is operated stationary or in motion in any public space or public right-of-way.

(B) No motorcycle shall be operated stationary or in motion unless it has a muffler that complies with and is labeled in accordance with the Federal Noise

Regulations under 40 CFR Part 205.

(C) Personal or commercial vehicular music amplification or reproduction equipment shall not be operated in such a manner that it is plainly audible at distance of 25 feet in any direction from the operator between the hours of 10:00 p.m. and 8:00 a.m.

(D) Personal or commercial vehicular music amplification or reproduction equipment shall not be operated in such a manner that is plainly audible at a distance of 50 feet in any direction from the operator between the hours of 8:00 a.m. and 10:00 p.m.

## **XI. Enforcement**

(A) Violation of any provision of this ordinance shall be cause for a Notice of Violation (NOV) or a Notice of Penalty Assessment (NOPA) document to be issued to the violator by the Noise Control Officer or Noise Control Investigator.

(B) Any person who violates any provision of this ordinance shall be subject to a civil penalty for each offense of not more than the maximum penalty pursuant to N.J.S.A. 40:49-5, which is \$2,000 as of December 2014. If the violation is of a continuing nature, each day during which it occurs shall constitute an additional, separate, and distinct offense.

(C) Upon identification of a violation of this Ordinance the Noise Control Officer or Noise Control Investigator shall issue an enforcement document to the violator. The enforcement document shall identify the condition or activity that constitutes the violation and the specific provision of this Ordinance that has been violated. It shall also indicate whether the violator has a period of time to correct the violation before a penalty is sought.

(D) If the violation is deemed by the Noise Control Officer or Noise Control Investigator to be a minor violation (as defined in Section II of this ordinance) a NOV shall be issued to the violator.

1. The document shall indicate that the purpose of the NOV is intended to serve as a notice to warn the responsible party/violator of the violation conditions in order to provide them with an opportunity to voluntarily investigate the matter and voluntarily take corrective action to address the identified violation.
2. The NOV shall identify the time period (up to 90 days), pursuant to the Grace Period Law, N.J.S.A. 13:1D-125 et seq. where the responsible party's/violator's voluntary action can prevent a formal enforcement action with penalties issued by the (Health Department) \_\_\_\_\_. It shall be noted that the NOV does not constitute a

formal enforcement action, a final agency action or a final legal determination that a violation has occurred. Therefore, the NOV may not be appealed or contested.

(E) If the violation is deemed by the Noise Control Officer or Noise Control Investigator to be a non-minor violation, the violator shall be notified that if the violation is not immediately corrected, a NOPA with a civil penalty of not more than the maximum penalty allowed pursuant to N.J.S.A. 40:49-5, which is \$2,000 as of December 2014, will be issued. If a non-minor violation is immediately corrected, a NOV without a civil penalty shall still be issued to document the violation. If the violation occurs again (within 12 months of the initial violation) a NOPA shall be issued regardless of whether the violation is immediately corrected or not.

(F) The violator may request from the Noise Control Officer or Noise Control Investigator, an extension of the compliance deadline in the enforcement action. The Noise Control Officer or Noise Control Investigator shall have the option to approve any reasonable request for an extension (not to exceed 180 days) if the violator can demonstrate that a good faith effort has been made to achieve compliance. If an extension is not granted and the violation continues to exist after the grace period ends, a NOPA shall be issued.

(G) The recipient of a NOPA shall be entitled to a hearing in a municipal court having jurisdiction to contest such action.

(H) The Noise Control Officer or Noise Control Investigator may seek injunctive relief if the responsible party does not remediate the violation within the period of time specified in the NOPA issued.

(I) Any claim for a civil penalty may be compromised and settled based on the following factors:

1. Mitigating or any other extenuating circumstances;
2. The timely implementation by the violator of measures which lead to compliance;
3. The conduct of the violator; and
4. The compliance history of the violator.

## **XII. Consistency, Severability and Repealer**

(A) If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the

- ordinance shall not be invalidated.
- (B) All ordinances or parts of ordinances, which are inconsistent with any provisions of this ordinance, are hereby repealed as to the extent of such inconsistencies.
  - (C) No provision of this ordinance shall be construed to impair any common law or statutory cause of action, or legal remedy there from, of any person for injury or damage arising from any violation of this ordinance or from other law.

ATTEST:

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

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 13-2025**

#### **AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 189, ENTITLED "FIRE PREVENTION" BY REINTRODUCING ARTICLE I, WHICH SHALL BE ENTITLED "KNOX BOX"**

**WHEREAS**, Public Safety Departments and Officers of the Town of Dover (hereafter referred to as the "Town") are frequently called to the scene of activated alarms but are unable to access to structures; and

**WHEREAS**, the lack of access often leads to the necessity of the Town's Fire Department having to forcibly enter structures not only causing consequential property damage, but, more importantly, posing a risk of injury to essential first responders; and

**WHEREAS**, the installation of a small, wall-mounted safe that holds building keys and which is referenced by the brand name "Knox Box" would eliminate such damage and risk of injury by allowing first responders access to a key to the property; and

**WHEREAS**, a growing number of New Jersey municipalities have elected to require the installation of "Knox Box" systems; and

**WHEREAS**, the Mayor and Town Council have determined that the health, welfare, and safety, of its first responders and the public are promoted by requiring certain structures to have a key Knox-Box® installed on the exterior of the structure to aid the Town's Fire Department in gaining access to secured or otherwise unduly difficult to enter structures, either due to such structures being unoccupied or due to the occupants being unable to respond;

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and the Town Council of the Town of Dover, in accordance with the aforesaid Recitals, which are incorporated herein by reference, as follows.

#### **§ 189-2 Definitions.**

For the purpose of this chapter, the following definitions apply:

#### **KNOX-BOX**

A secure rapid entry system that is designed to be used by Fire Department personnel in the event of an emergency to gain entry into a structure by using the enclosed owner-provided key(s). This box is usually mounted on the exterior of the building in a location that is specified by the Town Fire Official, Fire Chief, or Building Official. All boxes shall be UL (Underwriters' Laboratories) certified and approved by the Town Fire Official or Fire Chief.

#### **SYSTEM ADMINISTRATOR**



A member of the Fire Department who is recommended by the Fire Department with confirmation by the Mayor and Council of the Town of Dover who is in charge of the Knox-Box® program.

**§ 189-3 Structures requiring key lockbox system; time limit for installation.**

A. The following structures shall be equipped with a Knox-Box®, of a UL type and size approved by the Town Fire Official, Fire Chief, or System Administrator:

- 1) New commercial or industrial structures.
- 2) Existing commercial buildings equipped with an automatic fire detection and/or suppression system.
- 3) Existing commercial buildings making improvements. All existing commercial buildings constructing improvements that require Planning Board approval shall install a Knox-Box® prior to the issuance of the final certificate of occupation.
- 4) Multifamily residential structures, subject to inspection by the Department of Community Affairs.

B. All buildings that require a Knox-Box® shall install one within one year of the effective date of this chapter.

**§ 189-4 Installation requirements.**

- A. It will be the responsibility of the Town Fire Official, Fire Chief, or System Administrator to approve all purchases of Knox-Box® systems from the Knox-Box® manufacturer.
- B. The size and model of the Knox-Box® installed shall be determined by the number of keys to be placed in the box and the specifications set forth by the Knox-Box® manufacturer.
- C. The number of keys in the Knox-Box® cannot exceed the maximum number recommended by the box manufacturer.
- D. All Knox-Boxes® shall be installed to the side of the main business door.
- E. All Knox-Boxes® shall be mounted 50 to 60 inches from the ground and shall be kept free of any obstructions, including snow and ice.
- F. In the event that the Knox-Box® cannot be installed at the aforesaid location and/or height, the Town Fire Official or Fire Chief may designate in writing a different location and installation specifications.
- G. All Knox-Boxes® may have a tamper switch installed in the building as an intrusion/burglar alarm.
- H. Purchase and installation of the Knox-Box® will be the sole responsibility of the building owner.

**§ 189-5 Notification of changes.**

The operator of the building shall immediately notify the Town Fire Official or Fire Chief when any locks are added, changed or rekeyed which cannot currently be opened by the current key set in the Knox-Box®. Additional keys shall be added to the Knox-Box® immediately.

**§ 189-6 Contents of lock box.**

A. The contents of the lock box shall include (but not be limited to) the following:

1. Keys to locked points of ingress or egress, whether on the interior or exterior of such buildings.
2. Keys to all mechanical rooms.
3. Keys to all locked electrical and utility rooms.
4. Keys to elevators and their control rooms.
5. Keys to the fire alarm panels and fire suppression systems.
6. Keys to reset pull stations or other fire protective devices.
7. Building access cards, devices, or methods as needed.

**§ 189-7 Fire Department responsibilities.**

- A. Access to the Knox-Box® Master Key will be limited to the Fire Chiefs and the System Administrator.
- B. No fire personnel shall carry a Knox-Box® Master Key unless at an emergency scene.
- C. All fire personnel having access to the Knox-Box® Master Key will be subject to a comprehensive background check annually or until they have relinquished the position and no longer have access to the key.
- D. All fire personnel with access to the Knox-Box® Master Key must notify the Chief of Police immediately of any charges pending, whether civil or criminal, or any other event that would jeopardize their ability to have access to the key.
- E. All Knox-Box® Master Keys shall be installed in a Knox KeySecure® or similar system installed in the fire apparatus.

**§ 189-8 Violations and penalties.**

Any person who is convicted of a violation of this chapter shall be punishable as provided in § 1-15 of this Code ("General Penalty").

ATTEST:

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

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 14-2025**

#### **AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY ADOPTING A SAFETY STICK® POLICY**

**WHEREAS**, the Town of Dover Town Council (the “Town” or “Council”) has identified a need to combat and reduce the incidence of illegal on-street parking in the Town; and

**WHEREAS**, N.J.S.A. § 40:48-1 permits the Town to regulate traffic, parking, and the enforcement of local laws; and

**WHEREAS**, Safety Sticks™ are solar-powered device designed to enforce safety regulations in designated areas such as no parking zones, bike lanes, crosswalks, bus stops, and designated fire and first responder lanes; and

**WHEREAS**, the Parking Utility of the Town of Dover (the “Parking Utility”) is empowered to regulate on-street parking and enforce the Town’s parking regulations and issue certain summons and violations as established by the Town; and

**WHEREAS**, the Town Council finds that adopting a policy which enables the regulation of standing, stopping and parking of motor vehicles in certain locations throughout the Town is in the best interest of the Town, its residents, and in furtherance of public safety; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Council of the Town of Dover hereby approves the adoption of a Safety Stick® policy (hereafter referred to the “Policy”), to be enforced by the Police Department of the Town of Dover and the Town of Dover Parking Utility, as follows:

#### Purpose.

The Town of Dover has deployed Safety Stick® technology at various locations to monitor parking activity and enforce parking regulations in certain no-parking zones such as fire hydrants, bus stops, crosswalks, and loading zones.

#### Violations and penalties.

Any person who violates the provisions of this policy shall be punished by a fine of sixty dollars (\$60). A separate offense shall be deemed committed on each day the vehicle remains parked in violation of this resolution. No court appearance is necessary.

#### Removal of vehicles.

Any unoccupied vehicle parked or standing in violation of this Policy shall be deemed a nuisance and a menace to the safe and proper regulation of traffic, and any peace officer may provide for

the removal of such vehicle. The owner shall pay the reasonable costs of the removal and storage, which may result from such removal, before regaining possession of the vehicle.

Enforcement.

Enforcement of this Policy and further rules and regulations as may be promulgated from time to time shall be under the jurisdiction of the Police Department of the Town of Dover in collaboration with the Town of Dover Parking Utility.

ATTEST:

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

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 15-2025**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY APPROVING THE PILOT APPLICATION AND AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE A FINANCIAL AGREEMENT WITH ALFA ASSETS 337 E BLACKWELL URBAN RENEWAL, LLC FOR PROPERTY DESIGNATED AS BLOCK 2307, LOTS 1, 2 AND 3 ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER, LOCATED IN THE EAST BLACKWELL-RUTAN REDEVELOPMENT AREA**

**WHEREAS**, the Town Council of the Town of Dover (the “Town Council”) considered it to be in the best interest of the Town to have the Town Planning Board conduct an investigation of certain property located in the Town commonly known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3 (collectively, the “Property”), 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**, on August 13, 2024, the Town Council adopted resolution No. 215-2024 declaring the Property a non-condemnation “area in need of redevelopment” and authorizing and directing John McDonough Associates, LLC to prepare a redevelopment plan for the Study Area; and

**WHEREAS**, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “East Blackwell-Rutan Redevelopment Plan, Block 2317, Lots 1, 2, & 3, 333, 337, & 341 East Blackwell Street, Town of Dover, Morris County, New Jersey” (the “Redevelopment Plan”), which was adopted by Town Council on October 28, 2024 pursuant to Ordinance No. 19-2024; and

**WHEREAS**, Alfa Investments, LLC (the “Owner”) is the fee owner of the Property; and

**WHEREAS**, the Owner and the Town entered a Redevelopment Agreement, dated December 10, 2025, governing the Owner’s redevelopment of the Property and designating the Owner as redeveloper of the Property; and

**WHEREAS**, on or about on or about March 20, 2025, the Owner received site plan approval for the Property to construct a 19-unit multi-family building with related site improvements (collectively, the “Project”); and

**WHEREAS**, on or about May 11, 2025, Alfa Assets 337 E Blackwell Urban Renewal LLC, an affiliate of the Owner (the “Entity”) submitted an application for the approval of a Project, as such term is used in the Long Term Tax Exemption Law, attached to which is a proposed form of Financial Agreement, all in accordance with N.J.S.A. 40A:20-8 (the “Exemption Application”); and

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

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

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

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

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

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

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

**Section 2.** The Town makes the following findings:

- A. The relative benefits of the Project when compared to the costs:
  1. The Property currently generates \$27,523 in property taxes, of which the Town receives 48% or \$13,211. At stabilization (Year 3) with the requested tax abatement, the Project will pay approximately \$54,035, of which the Town would receive approximately \$44,433, inclusive of a 2% administrative fee. This represents an increase of \$31,222, which is an increase of 136% over the amount currently received by the Town.
  2. The projected Annual Service Charge over the 30-year term would generate an average annual revenue, inclusive of a 2% administrative fee, to the Town of approximately \$81,895.00.
  3. It is estimated that the Project will create jobs during construction and up to 33 person years of contraction jobs.
  4. The Project should stabilize and contribute to the economic growth of existing local business, which will serve the new residents and attract additional people to Dover.
  5. The Project will further the redevelopment objectives of the Redevelopment Plan for the Redevelopment Area.
  6. The clearance and remediation of the Property will greatly improve the neighborhood.
  7. The Town has determined that the benefits of the Project significantly outweigh the costs to the Town.

- B. The assessment of the importance of the Tax Exemption defined in obtaining development of the Project and influencing the locational decisions of probable occupants:
1. The relative stability and predictability of the Annual Service Charge will make the Project more attractive to investors and lenders needed to finance the Project.
  2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Project operating budget, allowing a high level of urban design, aesthetics and amenities as well as the use of high quality materials which will maintain the appearance of the buildings over the life of the Project, which will insure the likelihood of the success of the Project and insure that it will have a positive impact on the surrounding area.

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

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

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

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

**Section 6.** All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

**Section 7.** This Ordinance shall take effect in accordance with applicable law.

ATTEST:

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

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 17-2025**

#### **AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, THE STATE OF NEW JERSEY ESTABLISHING THE TOWN OF DOVER PARKING UTILITY AND PARKING SYSTEM**

**WHEREAS**, in June 2024, the Mayor of the Town of Dover and the Town's Planning & Economic Development Department issued a comprehensive "Parking Assessment" report; and

**WHEREAS**, that report makes significant findings and recommendations to promote availability and accessibility of parking in the Town for its residents, commuters and visitors; and

**WHEREAS**, N.J.S.A. § 40:60-25.1(D) empowers municipalities to establish a single publicly owned and operated utility or enterprise, namely a "Public Parking System"; and

**WHEREAS**, N.J.S.A. § 39:4-197(1)(g) authorizes municipalities to pass, adopt and amend ordinances regulating the parking of vehicles upon land owned or leased and maintained by the municipality or a parking authority; and

**WHEREAS**, N.J.S.A. § 39:4-138.4 authorizes municipalities to issue permits which authorize the parking of motor vehicles in front of private driveways; and

**WHEREAS**, the Mayor and Town Council finds and declares that it is in the best interest of the Town of Dover and its residents for that system to be regulated and maintained by the Town of Dover's Parking Utility, as defined herein; and

**BE IT ORDAINED**, the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, modify the Town's Code in accordance with the below provisions to amend portions of Chapter 337, and establish Chapters 54 and 373 of the Town Code are hereby amended, established and adopted as follows:

#### **CHAPTER 54 – PARKING UTILITY**

##### **Section 1.**

Chapter 54 of the Code of the Town of Dover is hereby established as follows:

##### **§ 54-1 Establishment.**

It is hereby created and established under the terms of this Chapter, a Town-owned utility which shall be known as the Town of Dover Parking Utility. The Parking Utility shall maintain and operate the Town's Parking System, as established in Chapter 373 of this Code, which shall include all real and personal property related to parking operations within the Town.

##### **§ 54-2 Purpose.**

The purpose of the Parking Utility shall be to provide:



1. Operate and manage all aspects and functions of the Town's Parking System as established in Chapter 373;
2. Enforce all parking regulations, as specified throughout the Town's Code, and as set forth in Chapter 373 entitled ("Vehicles, Traffic and Parking"); and
3. Perform all such reasonable and necessary functions in connection with collection of fees resulting from penalties and violations of such regulations to the extent permitted by the law.

#### **§ 54-3 Governing Regulations.**

The Parking Utility shall be governed by relevant statutes, the administrative Code, ordinances, and resolutions adopted by the Town's council.

#### **§ 54-4 Operation.**

##### **A. General**

The Parking Utility shall be under the administration, operation and control of the Executive Director (hereafter referred to as "Director") as appointed by the Mayor.

##### **B. Finances**

1. As set forth in § 2-8 of the Code, the Town Administrator, in consultation with the Director and Municipal Auditor, shall be responsible for the annual operating and capital budgets of the Parking Utility. The Director shall oversee the collection of fees, management of all capital, and all other financial operations related to the administration of the Parking Utility.
2. The Parking Utility, its Director, and its agents, shall have authority to charge and collect monies for the use of the Parking Utility's facilities, whether they be user charges, rental fees, or lease payments, and for violations of the Town's parking regulations, in accordance with N.J.S.A. § 39:5-41. The Parking Utility shall not have the authority to establish any fees, charges, or other assessments without the approval of Mayor and Council. The Town may use this income for the acquisition of lands, buildings and facilities, to equip the facilities, and to pay current expenses and to pay the interest and principal on notes and bonds.
3. In accordance with N.J.S.A. 40A:5-15, all monies received by or on behalf of the Parking Utility shall be paid to the Department of Finance who shall deposit all such receipts within forty-eight (48) hours.
4. Pursuant to N.J.S.A. 40A:4-62, all money derived from the operation or support of the Parking Utility shall be kept in a separate fund, and, except as provided in N.J.S.A. 40A:4-35, and shall be applied only to the payment of the operating and upkeep costs, and the interest and debt redemption charges upon the indebtedness incurred for the creation of the utility.

##### **C. The Department of Public Works or Engineering Department shall be responsible for maintenance, construction and improvement of all capital operations of the Parking Utility.**

#### **§ 54-5 Appointment of certain employees; Salaries and Compensation.**

- A. Consistent with the provisions of § 2-3(a)(1) of the Code, the Town Administrator or the appointing authority according to any pertinent civil service requirements, shall have the full authority to appoint and employ all necessary employees for the Parking Utility.
- B. Salaries of the employees will be in accordance with classification and salary ordinances duly adopted by the Town Council.
- C. Part-Time Employees
  1. Portions of salaries of existing employees may be pro-rated based on the amount of time spent on parking operations compared to the full-time Parking Utility employees.

#### **Section 2. Severability.**

If any portion of this ordinance shall be deemed invalid by any court of competent jurisdiction, the remainder shall survive in full force and effect.

**Section 3. Repealer.**

All ordinances and parts of ordinances or resolutions inconsistent herewith are hereby repealed.

**Section 4. When Effective.**

This ordinance shall be effective immediately upon adoption and publication in accordance with law.

**CHAPTER 373 – VEHICLES, TRAFFIC AND PARKING****Section 1.**

Chapter 373 of the Code of the Town of Dover is hereby amended and restated as follows:

**Article I- Definitions.****§ 373-1 Definitions****BUSINESS EMPLOYEE PARKING PERMIT**

A parking permit issued by the Parking Utility to individuals who are employed by a business located within the Town of Dover. This permit authorizes the holder to park in specific areas allocated for employees during typical business hours.

**COMMERCIAL VEHICLE**

A type of motor vehicle used for commercial purposes, including the transportation of goods, materials, and merchandise, used to transport passengers for hire, or to provide services that demonstrates registered commercial tags, decals or other licensed commercial-use identification.

**DESIGNATED AREA**

A specific location, municipal lot or zone within a lot that is marked or set aside for a particular type of parking or use. This area is established by the Parking Utility and may include, but is not limited to, zones for business employees, commuters, seniors, or visitors.

**DOWNTOWN DOVER**

The Area as delineated on the Town of Dover Parking Map located in Appendix I. Streets located within are to be metered parking and no overnight parking shall be allowed. Residents who reside within the Downtown Dover area shall be eligible for overnight parking permits in the municipal lots after completion of all required permit documents/forms.

**OVERSIZED VEHICLE**

Any motor vehicle for that exceeds a GVWR of 10,000 pounds or more, or a vehicle exceeding 20 feet in length, 8 feet in width, or 10 feet in height. This includes both personal and commercial vehicles, but is not limited to, semi-trailers, box trucks, flatbed trucks, dump trucks, buses, construction vehicles, and any other vehicles classified as Class 4 or above by the Federal Highway Administration. Specialized vehicles with commercial equipment, such as cranes or mobile workstations, are also considered large commercial vehicles. Recreational vehicles (RVs) and smaller delivery vans with a GVWR below 10,000 pounds are excluded unless used for commercial purposes.

## **ON-STREET OVERNIGHT RESIDENTIAL PARKING PERMIT**

A parking permit issued by the Parking Utility to residents of the Town of Dover authorizing the holder to park a vehicle on residential streets located outside the Downtwon Area within the regulated timeframe, 8:00pm to 8:00am.

## **MUNICIPAL LOT OVERNIGHT RESIDENTIAL PARKING PERMIT**

A parking permit issued by the Parking Utility to residents of the Town of Dover authorizing the holder to park in the Town's Municipal Parking Lots and Facilitates as identified in the Town of Dover Parking Map in Appendix I. Such permit shall authorize 24/7 parking privileges.

## **PARKING UTILITY**

The administrative entity or department responsible for the management, regulation, and enforcement of parking operations within the Town of Dover. This includes overseeing the issuance of parking permits, maintaining parking facilities, implementing parking regulations, collecting fees, and ensuring compliance with the parking ordinance. The Parking Utility is tasked with coordinating parking services, addressing parking-related issues, and enforcing rules and policies related to parking within the Town of Dover, alongside the Town Police Department.

## **PARKING RESTRICTIONS**

The regulations established by the Town of Dover governing the parking of vehicles. These may include limitations on parking duration, designated parking zones, no-parking areas, time-specific parking allowances, permit requirements, and any other conditions set forth to manage and control parking within the town's jurisdiction.

## **PARKING LOT OR FACILITY**

A designated area, either paved or unpaved, intended for the parking of vehicles.

## **PARKING ENFORCEMENT**

The actions taken by authorized personnel to monitor, regulate, and ensure compliance with the parking regulations established by this ordinance. This includes, but is not limited to, issuing citations, fines, and warnings, as well as arranging for the towing or immobilization of vehicles that are in violation of the ordinance.

## **PARKING PERMIT**

A permit issued by the Parking Utility that grants the holder the right to park a vehicle in designated areas and/or during specified times, within specific locations as outlined by the permit's terms and conditions. The permit shall be categorized based on its intended use, such as for residents and business employees. To obtain a Parking Permit, applicants must meet the eligibility criteria established by the Parking Utility, provide necessary documentation, and adhere to all applicable regulations and requirements. The permit shall be displayed in the vehicle as required to facilitate enforcement and compliance.

## **PARKING SYSTEM**

A system consisting of Town-owned on-street, off-street or other parking areas or facilities or any parking meters maintained by the Parking Utility on behalf of the Town.

## **REDEVELOPMENT AREA**

Any area in the Town of Dover that meet that statutory criteria as defined in the New Jersey Local Redevelopment Housing Law N.J.S.A. 40A:12A-1 et seq.

### **ROAD TRACTOR**

Every motor vehicle designed and used for drawing other vehicles and not so constructed as to carry any load thereon either independently or any part of the weight of a vehicle or load so drawn.

### **SEMITRAILER**

Every vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

### **TRAILER**

Every vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing of vehicle

### **TRUCK**

Every motor vehicle designed, used or maintained primarily for the transportation of property.

### **TRUCK TRACTOR**

Every motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of vehicle and load so drawn.

### **VISITOR PERMITS**

Permits issued to visitors of Dover residents that seek parking accommodations. Permits issued shall not exceed three (3) consecutive days without express written authorization from the executive director.

### **VEHICLE**

Any device by which a person or property may be transported upon a highway, including but not limited to automobiles, motorcycles, trucks, trailers, recreational vehicles, and bicycles, whether motorized or non-motorized.

### **VEHICLE REGISTRATION**

The official record of a vehicle, including its make, model, year, vehicle identification number (VIN), and ownership details, as maintained by the Department of Motor Vehicles or an equivalent authority. This record confirms the vehicle's eligibility to be operated on public roads and is required for obtaining parking permits in the Town of Dover.

## **Article II- General Provisions.**

### **§ 373-2 Prohibited Parking in Downtown Dover.**

No person shall park on any street within the Downtown Dover area between the hours of 2:00 a.m. through 6:00 a.m.

- A. Exempt from this Article are commercial vehicles that are parked to deliver services or goods or are performing approved construction related activities to a site within the Town of Dover, provided that they first notify the Town of Dover Police Department and the Parking Utility of their location and the time period.

#### **§ 373-3 Prohibited Parking in Residential Zone.**

##### **A. Residential Streets and Properties**

1. Residential Streets: The parking or storage of boats, campers, recreational vehicles (RVs), Oversized Vehicles as defined in this Chapter, including but not limited to trucks, trailers, and other similar vehicles, is strictly prohibited on all residential streets within the Town of Dover.
2. Residential Properties: See § 236-43(N). Off street parking and loading.

##### **B. Parking of Commercial and Oversized Vehicles on Residential Streets**

The parking or storage of Commercial and Oversized Vehicles as defined herein, including but not limited to trucks, trailers, and other similar vehicles, is prohibited on all residential streets except as follows:

1. Loading and Unloading: Commercial and Oversized vehicles may park on residential streets during business hours for the sole purpose of active loading or unloading of goods or materials, or as necessary to provide certain services to Dover residents. Such activity must be completed within a reasonable time frame, and may not be left overnight unless a longer time period is expressly approved by the appropriate municipal authority.
2. Permitted Commercial Vehicles, that do not meet the definition of Oversized Vehicles as provided herein, may be parked on residential streets overnight.

#### **§ 373-4 Signage.**

Appropriate signage shall be posted on each street entering the Town of Dover, at or near the Town's municipal boundary line, giving notice of the terms of this Chapter.

#### **§ 373-5 Enforcement.**

This article shall be enforced by the Police Department of the Town of Dover and the Parking Enforcement officers of the Town's Parking Utility.

#### **§ 373-6 Penalty.**

Any person, firm or corporation who or which shall violate any of the provisions of this article shall be subject to one or more of the following: imprisonment in the county jail or in any place provided by the municipality for the retention of prisoners, for a term not exceeding ninety (90) days; or by a fine not exceeding \$1,250; or by a period of community service not exceeding ninety (90) days.

### **Article III- Permitted Parking**

#### **§ 373-7 Authority.**

- A. The Parking Utility and its agents reserve the right to issue certain Parking Permits for the utilization of the Town's Parking Lots and Facilities or for the enjoyment of On-Street Overnight parking privileges in the Town's residential neighborhoods, during specified times, as outlined by the terms and conditions provided on such permit. There shall be four (4) types of available Parking Permits:

- 1) Municipal Lot Overnight Residential Parking Permit ("MLORP")
- 2) Business Employee Parking Permit ("BEP")
- 3) On-Street Overnight Residential Parking Permit ("OORP")
- 4) Visitor Parking Permit ("V")

The Parking Utility reserves the right to request payment of fees, as subject to change from time to time, for such parking privileges. The Parking Utility is empowered to issue non-moving parking violations and summons for violations under this Article and all other non-moving violations as provided under the Town's Code.

- B. The Parking Utility shall not be authorized to issue or authorize any obligations, to approve or enter into any contracts or to take any other actions which may impair or affect the Town's operation of the Parking Lots Permits, Meters, and any other such and Facilities without the prior consent of the Town as evidenced by a resolution of the Town Council; provided, however, the Parking Utility may pay its legally due debt and bills incurred in the ordinary course without the prior consent of the Town, and, provided further, that this provision will not affect the Parking Utility's obligations under its existing contracts or its obligations to the holders of its bonds.

**§ 373-8 Duration of Permit and Renewal Process.**

- A. Parking Permits issued by the Parking Utility or its agents for utilization of the Town's Downtown Municipal Parking Lots and Facilities shall be valid for a period of not more than six (6) months.

There shall be two (2) Parking Permit Cycles for Municipal Lot Overnight & Business Employee Parking Permits:

1. January 1 – June 30
  2. July 1 – December 31
- B. Parking Permits issued by the Parking Utility or its agents authorizing On-Street Overnight Parking in Dover's residential zones shall be valid for a period of one (1) year, starting and ending on January 1 of each year.
- C. The application or renewal process period ("Application Period") for all Town Parking Permits shall begin thirty (30) days prior to the aforementioned Permit Cycles.
- D. Parking Permits requested after the Application Period shall be valid only for the remainder of the Permit Cycle in which the resident seek parking privileges.

**§ 373-9 Application Criteria for Issuance Parking Permits.**

The Executive Director of the Parking Utility, or his/her designee(s), shall issue Parking Permits for the Town's Parking Lots and Facilities in accordance § 373-2.

- A. Individuals seeking to obtain a municipal parking permit shall submit a complete application for a Parking Permit, which shall contain sufficient information, including but not limited to the following:
1. Applicant's driver's license;
  2. A copy of the applicant's Vehicle Registration for the Vehicle that will be parked in the municipal lot (*Vehicles must be registered in the state of New Jersey and reflect a current Dover address*);
  3. Proof of valid Vehicle insurance; and
  4. Applicant's most recent utility bill, if applicable.
- B. Applicants seeking a Municipal Lot Overnight Residential Parking Permit or On-Street Overnight Residential Parking Permit shall also provide:
1. Property Owners:
    - i. A valid Certificate of Compliance issued by the Town's Department of Code Enforcement, with corresponding registered names; and
    - ii. A deed as to owners of real property or tax bill.
  2. Tenants:
    - i. A written notarized statement by the owner demonstrating a valid existing lease agreement; and
    - ii. A valid Certificate of Compliance issued by the Town's Code Enforcement Department, with corresponding registered names.
    - iii. Tenants residing in Dover's Redevelopment Area shall provide a letter from their Landlord stating that the parking facilitates available at the leasing property are full to capacity.
- C. Applicants seeking a Business Employee Permit shall also provide:
1. The Applicant's most recent tax return (*If there is no tax return as of the date of the application, new hires shall submit a valid paystub upon completion of first pay period.*);
  2. The Applicant's most recent paystub (*If there is no available paystub at the time of Application, the Employment letter shall substitute the paystub until the paystub may be provided*); and
  3. A written and signed letter of employment from the owner of the business where the Applicant works (*such letter shall include the owner's contact information*).
- D. Visitor Parking Permits shall be available for any individual temporarily staying in the Town of Dover for a period not to exceed three (3) consecutive days. Individuals seeking a Visitor Parking Permit shall provide the following information:
1. Name and Address of the Individual or Entity intended to be visited;
  2. Driver's License;
  3. Copy of Insurance; and
  4. Vehicle Registration
- E. Applications shall be available at the Town Clerk's Office or the Parking Utility Main Office.

#### § 373-10 Permit Fees

- A. All On-Street Overnight Residential Parking Permits for the Town shall be available for purchase for the payment of \$50 annually with the total amount due at the time of the application's approval.

Applicants applying for On-Street Overnight Residential Parking Permit after the Permit Cycle has begun shall not be entitled to pro-rated fees.

- B. All Municipal Lot Overnight Residential Parking Permits and Business Employee Parking Permits shall be available for purchase at the rate of \$300 per Permit Cycle. The total Parking Permit fee for such applications shall be due at the time of application's approval. After the Permit Cycle has begun, such applicants may purchase Parking Permits for a pro-rated monthly fee.
- C. Residents in Owner-Occupied properties may obtain one (1) free Parking Permit upon completion and submission of the appropriate Parking Permit application form.
- D. Residents in Owner-Occupied Properties that do not maintain a driveway may obtain two (2) free Parking Permits upon completion and submission of the appropriate Parking Permit application form. This shall exclude all rental units and properties.
- E. Tenants residing in Redevelopment Areas shall first seek a permit through their applicable leasing office before applying for a Municipal Lot Parking Permit. Tenants residing in a dwelling located in a Redevelopment Area shall pay the rate of their leasing property's parking permits for any Town-issued Parking Permit.
  - a. However, should any property within a Redevelopment area not maintain on-site parking for their tenants, such residents may apply for and obtain a Town-issued Parking Permit at the rate at which they are typically available
- F. Visitor passes shall be available upon application to the Parking Utility.

#### **§ 373-11 Parking Permit Appeals**

All Parking Permits shall be issued based on the purpose, availability, and preference as indicated in each application. Should a request for a parking permit be denied, an applicant may submit a written request for an appeal, which shall be accepted and reviewed by the Town Administrator within thirty (30) days of its receipt.

#### **§ 373-12 Display of a Valid Parking Permit Decal Sticker on Vehicle.**

Parking Permit decals issued by the Parking Utility shall be placed unobstructed on the driver's side upper left corner of the rear window.

The transfer of Parking Permit decals from the Vehicle listed on the application to another is prohibited under this Article and shall be subject to penalty as deemed appropriate by Parking Utility.

Parking within Town, whether on-street or off-street, except as provided for visitor parking, without a valid Parking Permit shall be a violation under this Article, subject to the penalties and fines as established by the Town. Failure to properly display valid permit decal may result in the issuance of a summons and/or revocation of permit.

#### **§ 373-13 Maps and Signs for off-street and on-street parking.**

The Parking Utility shall ensure the placement of certain maps and signs identifying relevant Parking Lots and Facilities and required permitting for each lot, prohibited Overnight On-Street parking areas, as identified by the Town, in addition to the penalties for the violations under this Chapter thereof shall be placed upon all Parking Lots and Facilities operated by Parking Utility.

#### **§ 373-14 Form of Summons for violation of Article; Uniform Traffic Ticket.**



The summonses issued under this Article shall be in the form of the uniform traffic ticket or such other summonses as may be from time to time designated by the Administrative Director of the Courts as the uniform traffic ticket.

**§ 373-15 Enforcement.**

This Article shall be enforced by the Town of Dover's Police Department and its Officers, and the Town's Parking Enforcement Officers.

**§ 373-16 Violations and Penalties.**

A violation of this Chapter or any other Article of the Town Code referenced herein, shall result in a penalty as outlined in Appendix II, unless supersede Statute.

**§ 373-17 Towing and booting of vehicles with outstanding summonses.**

- A. In addition to any other penalty provided by state law or under this Article, any motor vehicle parked in violation of this Article and any motor vehicle whose owner has three (3) or more outstanding parking tickets from the Town of Dover Municipal Court may be:
  - 1. Booted; or
  - 2. Towed from its parking space and impounded by the Parking Utility, at the owner's expense.
- B. No motor vehicle which has been booted or towed away and impounded shall be released until all of the charges in connection with booting or towing and impounding have been paid.
- C. A copy of such fee schedule shall be filed with the Office of the Town Clerk.

**§ 373-18 Towing and booting of vehicles whose owners have failed to appear in response to traffic tickets.**

Notwithstanding any other penalty provided by law, or any previous authorization given to the Town of Dover Parking Utility, no motor Vehicle parked in violation of the Town's Code, or parked in violation of any other law, regulation, or ordinance, including any Vehicle parked in violation of N.J.S.A. § 39:4-138 may be booted; or towed from its parking space and impounded by the Town or the Parking Utility unless the owner of the Vehicle has three (3) or more outstanding parking tickets and/or has received failure to appear notices from the Dover-Victory Gardens Shared Municipal Court on such parking tickets provided, however, that any vehicle may be towed in an emergency, or when the vehicle is unreasonably impeding vehicular or pedestrian traffic, or when the vehicle is deemed a hazard to persons or property.

**§ 373-19 Failure to Respond; Suspension of License.**

If the owner of a Vehicle fails to respond to a failure to appear upon issuance of a summons or pay fines from violations under this Article, the Municipal Court may notify the Commission and request the suspension of the owner's motor vehicle license in accordance with N.J.S.A. § 39:4-139.10. Such individuals shall be given the opportunity to be heard before the suspension is executed.

**Article IV- Municipal Lot Parking and Permits.**

**§ 373-20 Permit Required.**

No person shall park a vehicle in a Town-owned lot or facility without a valid parking permit or paying the required fee at the nearby metering stations.

The Parking Utility or his/her designee, shall issue Parking Permits for the Town's Municipal Lots and Facilitates on a bi-annual basis (i.e. every 6 months).

A resident motor vehicle or employee vehicle which displays a valid Municipal Lot Overnight Parking Permit as provided for herein shall be permitted to stand or be parked in the permit parking zone for which the permit has been issued as limited by time restrictions or area prohibitions established herein.

#### **Article V Parking Restrictions in Residential Zones.**

##### **§ 373-21 Permit Required.**

- A. A resident motor vehicle which displays a valid On-Street Overnight Residential Parking Permit shall be permitted to stand or be parked on a residential street located within the Town as limited by time restrictions or area prohibitions established herein. Permits shall be valid for a period of up to one (1) year and shall be available to residents of the Town of Dover only. Permits are not location specific and shall not guarantee any individual a particular or certain parking spot.
- B. Residents with vehicles that do not meet the overnight on-street parking criteria for permitting—such as Commercial Vehicles and invalid registered vehicles—will be directed to use designated municipal lots. Municipal lot permit rates shall apply.
- C. An On-Street Overnight Parking Permit shall not guarantee or reserve to the holder thereof an on-street parking space within a designated area for residential parking.

##### **§ 373-22 Revocation of Overnight On-Street Residential Parking Permit.**

- A. The Director of the Parking Utility is authorized to revoke an Overnight On-Street Parking Permit of any person found to be in violation of this Article II or this Article, upon written notification thereof, said person shall surrender such permit to the Director or his designee. Failure when requested to surrender said permit shall constitute a violation of this Article.

#### **Section 2. Severability.**

If any portion of this ordinance shall be deemed invalid by any court of competent jurisdiction, the remainder shall survive in full force and effect.

#### **Section 3. Repealer.**

All ordinances and parts of ordinances or resolutions inconsistent herewith are hereby repealed.

#### **Section 4. When Effective.**

This ordinance shall be effective immediately upon adoption and publication in accordance with law.

ATTEST:

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

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

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

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



# Dover Downtown Parking Map





# TOWN OF DOVER

## MAYOR & TOWN COUNCIL

### RESOLUTION NO. 148-2025

#### BILLS LIST RESOLUTION

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

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

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

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$205.63
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,586,119.21
GENERAL CAPITAL ACCT claims in the amount of:	\$220,970.75
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$105,024.28
WATER CAPITAL ACCT claims in the amount of:	\$6,677.51
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$4,622.92
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$12.00
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
COAH TRUST claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$25,743.43
EVIDENCE ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$127,351.43
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$3,076,727.16</b>

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

TRUST/OTHER ACCT claims in the amount of:	\$6,140.75
GENERAL CAPITAL 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:	\$118,820.88
CURRENT APPROPRIATIONS WIRE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$0.00
WATER UTILITY CAPITAL claims in the amount of:	\$0.00
<b>TOTAL CLAIMS PAID</b>	<b>\$124,961.63</b>
<b>TOTAL BILL LIST RESOLUTION</b>	<b>\$3,201,688.79</b>

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

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Tara M. Pettoni, Municipal Clerk

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James P. Dodd, Mayor

ADOPTED 6/24/2025



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 149-2025**

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

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

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

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

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

#### **DOVER TAXI & LIMO SERVICE LLC**

2015 TOYOTA SIENNA	OT119K	5TDYK3DC4FS527502	New	TAXI #38
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#### **PREMIER CAR SERVICES CORP.**

2016 TOYOTA CAMRY	OT120K	4T1BF1FK6GU160713	New	TAXI #2
2016 TOYOTA CAMRY	OT121K	4T1BF1FK1GU552529	New	TAXI #3
2015 TOYOTA CAMRY	OT412C	4T1BF1FK1FU030367	Renewal	TAXI #77

ATTEST:

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

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

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





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 150-2025**

#### **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 SERVICE LLC**

Jhon J. Bonilla Cadena – Renewal

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 151-2025**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A CATERING PERMIT**

**WHEREAS**, Pancho Villa Rodeo Inc. filed an application for a Catering Permit for a special event to be held in Crescent Field Parking Lot; and

**WHEREAS**, the Police Chief will determine what special conditions if any are needed.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey that the following applications for a Catering Permit(s) be approved:

1. A Catering Permit for Pancho Villa Rodeo Inc. is approved to be held on Saturday, June 28, 2025 from 2:00 pm through 9:00 pm.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

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

ATTEST:

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

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

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





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 152-2025**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A SOCIAL AFFAIR PERMIT**

**WHEREAS**, Club Colombia filed an application for their Special Permit for Social Affairs to be held at Crescent Field; and

**WHEREAS**, Club Colombia is a non-profit organization and is permitted to have twenty-five events per year; and

**WHEREAS**, the Police Chief will determine what special conditions if any are needed.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey that the following applications for Alcoholic Beverage Social Affair Permit(s) be approved:

1. A Social Affair Permit for Club Colombia is approved to be held on Saturday, July 19, 2025 from 1:00 pm through 8:00 pm.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 153-2025**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING AMUSEMENT  
DEVICE LICENSE(S)**

**WHEREAS**, applications for Amusement Device Licenses has been made as listed on Schedule A; and

**WHEREAS**, the appropriate fees have been paid and the license shall be prominently displayed by attaching same on each device; and

**WHEREAS**, the placement of each and every amusement game within an establishment must have the approval of the Chief of Police of the Town of Dover

**WHEREAS**, no amusement device shall be installed within two (200) hundred feet of any school or church

**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 Coin Operated Amusement Device License is hereby approved.

### **SCHEDULE A**

Unique Bar  
97 East Blackwell Street  
Dover, New Jersey 07801

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 154-2025**

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

**WHEREAS**, the application for Annual Dance license have been made as listed on Schedule A;  
and,

**WHEREAS**, the appropriate fees have been paid and the license shall be prominently displayed  
at the location; 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 Annual Dance licenses is hereby  
approved.

**SCHEDULE A**

Su Casa Colombia  
112 E. Blackwell Street  
Dover, NJ 07801  
License Renewal

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 155-2025**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING ANNUAL BILLIARD  
HALL LICENSE**

**WHEREAS**, applications for Billiard Hall Licenses has been made as listed on Schedule A; and

**WHEREAS**, the appropriate fees have been paid and the license shall be prominently displayed;  
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 Billiard Hall Licenses for pool tables  
is hereby approved.

### **SCHEDULE A**

Su Casa Colombia  
112 E. Blackwell Street  
Dover, NJ 07801  
2 Pool Tables  
License Renewal

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 156-2025**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING ANNUAL BILLIARD  
HALL LICENSE**

**WHEREAS**, applications for Billiard Hall Licenses has been made as listed on Schedule A; and

**WHEREAS**, the appropriate fees have been paid and the license shall be prominently displayed;  
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 Billiard Hall Licenses for pool tables  
is hereby approved.

### **SCHEDULE A**

Unique Bar  
97 E. Blackwell Street  
Dover, NJ 07801  
1 Pool Table  
License Renewal

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 157-2025**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A THEATER  
LICENSE FOR THE CENTRO BIBLICO OF NJ**

**WHEREAS**, application for a Theater License has been made by the Centro Biblico of NJ located at 41 West Blackwell Street; and,

**WHEREAS**, the appropriate fees have been paid and the license shall be prominently displayed at the location; 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 theater license for the Centro Biblico of NJ is hereby approved.

**ATTEST:**

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 158-2025**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER FOR THE RENEWAL OF SOCIAL AND ATHLETIC CLUB LICENSES**

**WHEREAS**, any person or group of persons, association, or corporation, which meets for the purpose of promoting athletic sports, contests, exhibitions, classes, or gymnasium; and

**WHEREAS**, any person or group or persons, association or corporation which owns, leases, operates or controls premises for the purpose of social intercourse and entertainment; excluding organizations of state or national scope and religious organizations; and

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

Club Colombia  
11 E. Blackwell Street  
Dover, New Jersey 07801

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 159-2025**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER FOR THE RENEWAL OF SOCIAL AND ATHLETIC CLUB LICENSES**

**WHEREAS**, any person or group of persons, association, or corporation, which meets for the purpose of promoting athletic sports, contests, exhibitions, classes, or gymnasium; and

**WHEREAS**, any person or group or persons, association or corporation which owns, leases, operates or controls premises for the purpose of social intercourse and entertainment; excluding organizations of state or national scope and religious organizations; and

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

Dover Moose Lodge #541  
21 Sammis Avenue  
Dover, New Jersey 07801

ATTEST:

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

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

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





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 160-2025**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER APPROVING A NOISE PERMIT FOR 33 MASE AVENUE**

**WHEREAS**, the property owner at 33 Mase Avenue has requested a permit for the use of loud speakers or amplifiers for an outdoor party to be held on Friday, July 4, 2025 from 7:00 pm to 10:00 pm; and

**WHEREAS**, the purpose is to have a Fourth of July party; and

**NOW THEREFORE, it is 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 the homeowner at 33 Mase Avenue on Friday, July 4, 2025 from 7:00 pm to 10:00 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. 161-2025**

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Roswell Street and N Sussex 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-2026-Roswell Street and N Sussex Street I-00133” 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 24th day of June, 2025.

---

Tara M. Pettoni  
Municipal Clerk

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

ATTEST and AFFIX SEAL

---

Tara M. Pettoni  
Municipal Clerk

---

Honorable James P. Dodd  
Presiding Officer



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 162-2025**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE CONTRACT FOR CROOSSROADS PAVING COMPANY FOR THE SMALL CITIES ROAD CONSTRUCTION PROJECT**

**WHEREAS**, the Town of Dover contracted with Crossroads Paving Company for the Small Cities Roadway Improvement Project, which included work to be done on Bowlby St, White St., Grace St., Sickie St., and Leonard St. (west of NJSH Rt. 15); and

**WHEREAS**, by Resolution #138-2023, adopted on May 9, 2023, the Mayor and Town Council authorized execution of a contract with Crossroads Paving Company, in an amount not to exceed \$503,653.50.; and

**WHEREAS**, several additional items were added to the project and the quantities of various bid items were adjusted based on field conditions which has resulted in a net increase in the final project cost of \$10,657.66 or 2.12% resulting in a final adjusted project cost of \$514,311.16.; and

**WHEREAS**, Steve Hoyt of Pennoni Engineers has recommended that the contract be adjusted to reflect this amount; and

**WHEREAS**, the Mayor and Town Council are desirous of increasing the contract value by an additional \$10,657.66 as recommended by Steve Hoyt of Pennoni Engineers; and

**WHEREAS**, the Town of Dover Chief Financial Officer has determined that there is sufficient funds available in account # C-22-15-502-0003; and

**WHEREAS**, there is a need to close out this project and make final payments to the contractor for the amount not to exceed \$514,311.16; and

**WHEREAS**, the Town of Dover Business Administrator has determined that this procurement provides effective and efficient use of taxpayer dollars.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, authorizes the increase to the Crossroads Paving Company for the construction work on this project. A copy of this Resolution shall be provided to William Isselin – Head of Engineering.

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 163-2025**

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

**WHEREAS**, on June 11, 2019, the Governing Body designated certain properties in the Town of Dover as a non-condemnation area in need of redevelopment pursuant to Ordinance No. 146-2019 (the “Redevelopment Area”), which Redevelopment Area includes certain property designated as Block 1204, Lot 1 on the official Tax Map of the Town of Dover also known as 90 Bassett Highway (the “Property”) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

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

**WHEREAS**, the Property is generally bounded by a Bassett Highway to the north, developed property to the south, Dewey Avenue to the east, and a railroad right-of-way to the west; and

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

**WHEREAS**, the Redevelopment Area is owned in fee simple by Village Development, LLC; and

**WHEREAS**, in furtherance of the redevelopment of the Redevelopment Area and to confirm the parties’ rights and obligations with respect to the redevelopment of the Property, the parties desire to enter a Redevelopment Agreement together with the escrow agreement attached as an exhibit thereto (collectively, the “Redevelopment Agreement”) as agreed upon by the parties, all in accordance with the provisions of the Redevelopment Law; and upon the full execution of such Redevelopment Agreement by the Town and the Redeveloper, recognize Village Development, LLC as redeveloper of the Redevelopment Area as provided for and in accordance with the provisions of the Redevelopment Law and the Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Town of Dover in the County of Morris, New Jersey, that the form of Redevelopment Agreement by and between the Town and Village Development, LLC is approved, subject to any and all conditions contained

herein and such revisions as deemed advisable by the Town Attorney or Redevelopment Counsel; and

**BE IT FURTHER RESOLVED**, by the Mayor and Town Council, upon the full execution of a Redevelopment Agreement between the Town and Village Development, LLC, that the Town will recognize Village Development, LLC as Redeveloper of the Redevelopment Area, as provided for and in accordance with the provisions of the Redevelopment Law; and

**BE IT FURTHER RESOLVED**, that said recognition of Village Development, LLC as Redeveloper of the Redevelopment is subject to and contingent upon Village Development, LLC: (1) entering into the Redevelopment Agreement with the Town concerning the Redevelopment Area in a form and with such revisions as deemed advisable by the Town Attorney or Redevelopment Counsel within thirty (30) days of this Resolution; (2) paying any and all costs incurred by the Town related to the implementation of this project as set forth in the Redevelopment Agreement; and (3) satisfying any other terms and conditions contained within the Redevelopment Agreement and required as part of any approval of the Dover Planning Board; and

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to execute the Redevelopment Agreement and escrow agreement attached as an exhibit thereto, with such revisions as deemed advisable by the Town Attorney or Redevelopment Counsel, on behalf of the Town and to perform the obligations of the Town and enforce its rights thereunder; and

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

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 164-2025**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING THE RENEWAL OF ALCOHOLIC BEVERAGE LICENSES FOR 2025-2026**

**WHEREAS**, the herein named duly filed applications for renewal of their Alcoholic Beverage Licenses for their respective premises as shown below for July 1, 2025, to June 30, 2026; and

**WHEREAS**, no objections have been received from the public; and

**WHEREAS**, the required fees have been paid and all premises have been inspected and approved by the Office of the Municipal Clerk, Police Department, Board of Health and the Bureau of Fire Prevention; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, that said applications be approved and that the respective licenses be granted; and

**BE IT FURTHER RESOLVED** that the Municipal Clerk or Director in the case of a conflict license be and hereby is authorized to issue license certificates accordingly as listed below.

#### **2025-2026 LIQUOR LICENSES**

MY PLACE LOUNGE	JAI ALAI RESTAURANT 73-75 W. Blackwell St.	1409-33-001-008
DRP ENTERTAINMENT	Dover, NJ, 07801	1409-33-002-011
AMANDEEP INC	BASKET OF CHEER 331 Rt. 46 West	1409-44-003-004
JUST A BAR CORP	LOS ARRIEROS BAR 34 West Clinton Street	1409-33-004-007
AC DOIT CORP	UNIQUE BAR 97 E. Blackwell	1409-33-005-007
VEVA ENTERTAINMENT LLC	ONE 11 BAR & KITCHEN 111 E. Blackwell Street	1409-33-008-005
VENGA PA'CA BAR RESTAURANT LLC	VENGA PA'CA BAR RESTAURANT LLC 6 West Blackwell Street	1409-33-009-008
COLOMBITRACHOS LLC	TABLE 42 40-42 N. Sussex Street	1409-32-010-009
SU CASA COLOMBIA REST. INC	SU CASA COLOMBIA RESTAURANT INC 112 E. Blackwell St.	1409-33-012-004
SHANTIVAN LIQUORS INC	NEIGHBORHOOD DELI AND LIQUORS CONVENIENCE 263-261 E. Blackwell St.	1409-44-015-006
QUIET MAN INC	QUIET MAN 62-64 E, McFarland Street	1409-33-016-004
SHREE UMA LAXMI LLC	DOVER LIQUOR 10 W. Blackwell Street	1409-44-018-008
TEQUILA 55 INVESTMENTS	TEQUILAS55	1409-33-019-008

	55 East Blackwell Street	
PANCHO VILLA RODEO INC	PANCHO VILLA RODEO 142 E. Blackwell Street	1409-33-020-004
LAKE HOPATCONG CLASSICS LLC	BASSETT PUB 8 Bassett Highway	1409-33-021-006
19 BASSETT CORP.	SABOR LATINO RESTAURANTE BAR 44 N. Morris Street	1409-33-023-006
SHIV LIQUOR LLC	SAM'S LIQUOR WINE & DELI 325 W. Clinton Street	1409-44-026-005
NATASHA JR CORPORATION	THOMAS LIQUORS 26 South Morris Street	1409-44-027-007
DLTL CORP.	THE HOP 14 N. Morris Street	1409-33-030-006
MARK MONT INC.	CHARLOTTE'S WEB 39 W. Clinton Street	1409-33-031-003
WILLIAM HEDGES BAKER POST 27 AMERICAN LEGION	AMERICAN LEGION POST 27 2 Legion Place	1409-31-032-001
CASA PUERTO RICO INC	CASA PUERTO RICO INC 50 W. Blackwell Street	1409-31-033-002
ROCKAWAY TOWNSHIP DOVER LODGE 541 LOYAL ORDER OF MOOSE	LOOM 541 ROCKAWAY DOVER LODGE 21 Sammis Avenue	1409-31-039-001
ONE NJ DOVER HW MANAGEMENT LLC	HOMWOOD SUITES BY HILTON DOVER 2 Commerce Center Drive	1409-36-042-005

ATTEST:

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

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

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





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 165-2025**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH SCHAEFER'S FIREWORKS FOR THE 2025 INDEPENDENCE DAY DISPLAY**

**WHEREAS**, it has been a tradition each year that the Town of Dover conducts an annual Fireworks display to celebrate Independence Day at Hamilton Field located on McFarlan Street; and

**WHEREAS**, Schaefer Firework's proposal provided the most fireworks best display of shells with a price of \$24,075.00.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover that the Fireworks celebration event for 2025 will be held on Thursday, July 3, 2025 and a rain date of Thursday, July 10, 2025 is hereby approved to provide the fireworks display.

ATTEST:

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

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

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





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 166-2025**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF  
A CONTRACT FOR THE PROVISION OF CERTIFIED LEAD-BASED PAINT  
INSPECTOR / RISK ASSESSOR SERVICES**

**WHEREAS**, the Town of Dover solicited bids in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-10, et seq., for the provision of lead-based paint inspector/risk assessor services; and

**WHEREAS**, the Town Attorney's consultation with relevant Town personnel, has reviewed the bids in accordance with the bid specifications and criteria established thereunder and recommends that the contract award be made to Lew Environmental Services to perform Lead Assessment Services on behalf of the Town; and

**WHEREAS**, any Town property owner in need of Lead Assessment Services contact and compensate Lew Environmental to perform lead-based paint inspector/risk assessor services; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, that a contract be awarded to Lew Environmental Services in accordance with the terms set forth in the bid specifications and bid response for lead-based paint inspector/risk assessor services; and

**BE IT FURTHER RESOLVED** that this Resolution is expressly contingent upon the negotiation and execution of the necessary contract agreement between Lew Environmental Services and the Town of Dover; and

**BE IT FURTHER RESOLVED**, by the Town of Dover Mayor and Council, County of Morris, State of New Jersey, that the Mayor and Business Administrator are hereby authorized to execute a contract with Lew Environmental Services for the provision of lead-based paint inspector/risk assessor services in accordance with the terms set forth in the bid specifications and bid response.

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 167-2025**

#### **RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER ALLOWING TO ENTER INTO EXECUTIVE SESSION**

**WHEREAS**, the Open Public Meeting Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of opinion that such circumstances presently exist

**NOW THEREFORE BE IT RESOLVED**, by the Municipal Council of the Town of Dover, that the public shall be excluded from discussion of the following matters:

- A confidential matter, under Federal Law or State Statute, or rule of court
- A matter in which the release of information would impair a right to receive funds from the Government of the United States
- Material the disclosure of which constitutes an unwarranted invasion of privacy
- Collective bargaining negotiations
- A matter involving the purchase, lease or acquisition of real property with public funds
- Tactics and techniques utilized in protecting the safety and property of the public, including investigations of violations or possible violations of the law
- Matters falling within the attorney-client privilege
- ✓ A matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of a specific prospective public officer or employee employed or appointed by the public body
- Deliberations occurring after a public hearing that may result in the imposition of a specific civil penalty or loss of a license or permit

**BE IT FURTHER RESOLVED** that minutes will be kept on file in the municipal clerk's office and once the matters involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the Town of Dover, County of Morris, and State of New Jersey that the public be excluded from this meeting and enter into Executive Session.

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 168-2025**

#### **A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER APPOINTING AN INTERIM TOWN ADMINISTRATOR**

**WHEREAS**, the Town of Dover requires a Town Administrator to coordinate the activities of the Town's departments for their efficient and economical operation and to assist the Mayor of the Town of Dover and Town Council in the continued efficient operation of the Town; and

**WHEREAS**, the previous Town Administrator submitted his resignation, and his last work day was June 6, 2025; and

**WHEREAS**, Town of Dover Professional Standards, Accountability, and Cyber Security Director, Ronald Edwards, temporarily served as Town Administrator effective June 8, 2025, pending approval from the Town Council; and

**WHEREAS**, due to unforeseen circumstances, Ronald Edwards is no longer able to assume that position and ceased performing the duties of Town Administrator effective June 18, 2025; and

**WHEREAS**, the Mayor and the Town Council find it to be in the best interest of the Town of Dover that an interim Town Administrator be appointed until the time period that a search for a permanent replacement is concluded, at which time such appointment shall expire;

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

1. Chief Financial Officer of the Town of Dover, Edward Ramirez, is hereby appointed Interim Town Administrator, effective June 19, 2025.
2. The Interim Town Administrator shall perform the duties of the Town Administrator as delineated in Town Code, Chapter 2-8, on a temporary basis.
3. The duties of the Interim Town Administrator shall be in addition to Mr. Ramirez's current responsibilities as the Town's Chief Financial Officer.
4. As compensation for serving as Interim Town Administrator, Edward Ramirez shall be paid a stipend by the Town of Dover equivalent to an annual salary of \$50,000, to be paid on a bi-weekly basis.

**BE IT FURTHER RESOLVED**, that the Town Municipal Clerk is directed to forward a copy of this Resolution to Mr. Ramirez.

ATTEST:

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

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

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