



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## REGULAR MEETING AGENDA

Town of Dover Town Hall  
June 9, 2026 at 6:00 PM

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

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6.” Notice of the meeting was sent to the Daily Record and Citizen on Thursday, January 1, 2026, and was published in the Daily Record and Citizen on Wednesday, January 7, 2026. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. This notice was posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. A copy of said notices is on file with the Municipal Clerk.

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

At this time, please silence all electronic equipment.

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

**C) INVOCATION**

**D) ROLL CALL** – Clerk to Conduct Roll Call:

Name	Present	Absent	Excused
Council Member Almada			
Council Member Estacio			
Council Member Mendez			
Council Member Rugg			
Council Member Santana			
Council Member Tapia			
Council Member Velez			
Council Member Wittner			
Mayor Dodd			

**E) APPROVAL OF MINUTES**

- April 28, 2026
- May 12, 2026

**F) REPORT OF COMMITTEES**

**G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE**

Proclamation Honoring Attorney Ingrid Echevarria, Esq.

Proclamation Recognizing NeighborWorks Weeks

**PRESENTATION OF THE 2026 MUNICIPAL BUDGET—John Mooney, Auditor**

Public Hearing on the 2026 Municipal Budget

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

**I) ORDINANCES FOR FIRST READING**

**NONE**

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

**NONE**

**K) APPROVAL OF BILLS**

- a. Resolution 116-2026 Approval of Bills List

**L) APPROVAL OF RESOLUTIONS**

**1) CONSENT AGENDA RESOLUTIONS**

- a. Resolution 117-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 118-2026 Approving a Noise Permit, First Pentecostal Church of Dover
- c. Resolution 119-2026 Recognizing Pride Month

**2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION**

- a. Resolution 120-2026 Authorizing the Town to Execute an Escrow Agreement with 5 North Warren Street, LLC
- b. Resolution 121-2026 Authorizing the Town to Execute an Escrow Agreement with B&W Dover LLC and Lian Dong LLC
- c. Resolution 122-2026 Authorizing the Private Sale of Unused Personal Property of the Town of Dover Fire Department

- 1. New Business Items

**O) PUBLIC COMMENT—Three minutes per person**

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

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

**P) CLOSED/EXECUTIVE SESSION**

**Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION**

**R) ADJOURNMENT**



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## RESOLUTION NO. 116-2026

### BILLS LIST RESOLUTION

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

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

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

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$4,000.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$1,803,858.07
GENERAL CAPITAL ACCT claims in the amount of:	\$4,500.00
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$25,833.67
WATER CAPITAL ACCT claims in the amount of:	\$0.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$906.50
TRUST/OTHER ACCT claims in the amount of:	\$45.00
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$1,839,143.24</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:	\$0.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$750.00
WATER UTILITY OPERATING claims in the amount of:	\$632.27
<b>TOTAL CLAIMS PAID</b>	<b>\$1,382.27</b>
<b>TOTAL BILL LIST RESOLUTION</b>	<b>\$1,840,525.51</b>

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
Dr. Edward Ramirez, Acting Deputy Clerk

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



# TOWN OF DOVER

## MAYOR & TOWN COUNCIL

### RESOLUTION NO. 117-2026

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

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

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

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

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

#### PREMIER CAR SERVICES CORP.

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

#### GEOS TAXI LLC

2015 TOYOTA CAMRY	OT397G	4T1BF1FK9FU930255	RENEWAL	TAXI #42
2014 HYUNDAI SONATA	OT399G	5NPEB4AC3EH823144	RENEWAL	TAXI #47

#### DOVER TAXI & LIMO SRVC, LLC

2019 HONDA ODYSSEY	OT433H	5FNRL6H56KB043117	RENEWAL	TAXI #23
--------------------	--------	-------------------	---------	----------

ATTEST:

\_\_\_\_\_  
Dr. Edward Ramirez, Acting Deputy Clerk

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

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



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 118-2026**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER  
APPROVING A NOISE PERMIT FOR THE FIRST PENTECOSTAL CHURCH OF  
DOVER**

**WHEREAS**, the property owner at 32 Union Street has requested a permit for the use of loud speakers or amplifiers for a church event to be held on Saturday, June 20, 2026 from 8:00 am to 9:00 pm; and

**WHEREAS**, the purpose is to have a church event; and

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

1. There is hereby approved a permit for the use of loudspeakers or amplifiers by the First Pentecostal Church of Dover on Saturday, June 20, 2026 from 8:00 am to 9:00 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:

\_\_\_\_\_  
Dr. Edward Ramirez, Acting Deputy Clerk

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 119-2026**

### **RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER RECOGNIZING PRIDE MONTH**

**WHEREAS**, the Town of Dover is a diverse community comprised of residents from many backgrounds, cultures, faith traditions, and life experiences; and

**WHEREAS**, the Town of Dover is committed to fostering a community where all individuals are treated with dignity, respect, fairness, and equal opportunity; and

**WHEREAS**, Pride Month is observed annually during the month of June to recognize the contributions, history, and experiences of members of the LGBTQ+ community; and

**WHEREAS**, residents who identify as LGBTQ+ are valued members of our community who contribute to the social, cultural, civic, educational, and economic life of the Town of Dover; and

**WHEREAS**, the Town of Dover believes that every person deserves to live free from discrimination, harassment, and violence, while being treated with respect regardless of their background, beliefs, or personal identity; and

**WHEREAS**, the Town of Dover recognizes that our community is strengthened by mutual understanding, civil dialogue, and respect for one another, including respect for the diverse religious, cultural, and personal beliefs held by our residents; and

**WHEREAS**, promoting kindness, acceptance, and neighborly respect helps create a welcoming environment in which all residents can live, work, worship, raise families, and participate fully in community life;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, that the month of June 2026 is hereby recognized as Pride Month in the Town of Dover.

**BE IT FURTHER RESOLVED**, that the Mayor and Town Council encourage all residents to continue building a community founded on respect, civility, compassion, and equal treatment for all people.

ATTEST:

\_\_\_\_\_  
Dr. Edward Ramirez, Acting Deputy Clerk

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 120-2026**

#### **RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, AUTHORIZING THE TOWN TO EXECUTE AN ESCROW AGREEMENT WITH 5 NORTH WARREN STREET LLC**

**WHEREAS**, 5 N. Warren Street LLC (the “Owner”) the owner has requested that the Town Council of the Town of Dover (the “Town Council”) consider whether it is in the best interest of the Town to have the Town Planning Board conduct an investigation of and redevelop an area consisting of certain property located in the Town commonly known as 5-7-9 North Warren Street and shown on the official Tax Map of the Town of Dover as Block 1206, Lot 2 and containing approximately 0.06 acres (the “Property”), to determine whether such Property, or any portion(s) thereof, constitutes and qualifies as a non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

**WHEREAS**, the Property is generally bounded by developed commercial properties to the north and west; North Warren Street to the east; and undeveloped vacant property to the south; and

**WHEREAS**, after receiving the recommendation of the Town Planning Board in the Resolution memorialized on or about November 14, 2024, the Town Council declared the Property a condemnation area in need of redevelopment in accordance with the Redevelopment Law and pursuant to Resolution No. 300-2024, adopted on or about December 3, 2024; and

**WHEREAS**, the Owner is the owner of the Property and has provided the Town with reasonable evidence of same; and

**WHEREAS**, the Owner and the Town have agreed to enter into an Escrow Agreement in the form attached hereto (the “Escrow Agreement”), between the Town and the Owner in order to, *inter alia*, establish an escrow to provide for The Owner payment of the Town Reimbursable Costs (as defined in the Escrow Agreement) related to the investigation and redevelopment of the Property under the Redevelopment Law.

**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 Escrow Agreement by and between the Town and 5 North Warren Street 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**, that the Mayor and Clerk are hereby authorized to execute the Escrow Agreement concerning the redevelopment of the Property, with such revisions as deemed advisable by the Town Attorney or Redevelopment Counsel, on behalf of the Town of Dover and to perform the obligations of the Town and enforce its rights thereunder; and

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

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

ATTEST:

\_\_\_\_\_  
Dr. Edward Ramirez, Acting Deputy Clerk

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

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

—



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 121-2026**

#### **RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, AUTHORIZING THE TOWN TO EXECUTE AN ESCROW AGREEMENT WITH B&W DOVER LLC AND LIAN DONG LLC**

**WHEREAS**, B&W Dover LLC and Lian Dong LLC (collectively, the “Owner”) has requested that the Town Council of the Town of Dover (the “Town Council”) consider whether it is in the best interest of the Town to have the Town Planning Board conduct an investigation of and redevelop an area consisting of certain property located in the Town commonly known as 3 N. Warren Street (containing approximately 0.03 acres), 17 W. Blackwell Street (containing approximately 0.04 acres) and 19 W. Blackwell Street (containing approximately 0.04 acres), and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 3, 4 and 5 (collectively, the “Property”), to determine whether such Property, or any portion(s) thereof, constitutes and qualifies as a non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

**WHEREAS**, the Property is generally bounded by undeveloped vacant property to the north; N. Warren Street to the east; developed commercial property to the west; and W. Blackwell Street to the south; and

**WHEREAS**, after receiving the recommendation of the Town Planning Board in the Resolution memorialized on or about November 14, 2024, the Town Council declared the Property a condemnation area in need of redevelopment in accordance with the Redevelopment Law and pursuant to Resolution No. 300-2024, adopted on or about December 3, 2024; and

**WHEREAS**, B&W is the fee owner of Block 1206, Lot 4 and has provided the Town with reasonable evidence of same, and Lian is the fee owner of Block 1206, Lots 3 and 5 and has provided the Town with reasonable evidence of same; and

**WHEREAS**, the Owner and the Town have agreed to enter into an Escrow Agreement in the form attached hereto (the “Escrow Agreement”), between the Town and the Owner in order to, *inter alia*, establish an escrow to provide for The Owner payment of the Town Reimbursable Costs (as defined in the Escrow Agreement) related to the investigation and redevelopment of the Property under the Redevelopment Law.

**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 Escrow Agreement by and between the Town, and B&W Dover LLC and Lian Dong 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**, that the Mayor and Clerk are hereby authorized to execute the Escrow Agreement concerning the redevelopment of the Property, with such revisions as deemed

advisable by the Town Attorney or Redevelopment Counsel, on behalf of the Town of Dover and to perform the obligations of the Town and enforce its rights thereunder; and

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

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

ATTEST:

\_\_\_\_\_  
Dr. Edward Ramirez, Acting Deputy Clerk

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 122-2026**

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE PRIVATE SALE OF UNUSED PERSONAL PROPERTY OF THE TOWN OF DOVER FIRE DEPARTMENT**

**WHEREAS**, the Fire Department of the Town of Dover is in possession of personal property, as per the attachment; and

**WHEREAS**, the Fire Department has determined that the aforesaid personal property has met its useful service life and is no longer needed for public use; and

**WHEREAS**, the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., authorizes municipalities to sell or dispose of personal property no longer needed for public use by resolution of its governing body; and

**WHEREAS**, N.J.S.A. 40A:11-36(6) specifically allows municipalities to sell personal property at private sale, if the estimated fair value of the property to be sold does not exceed the applicable bid threshold in any one sale, and the personal property does not consist of livestock or perishable goods; and

**WHEREAS**, the Town of Dover has determined that the appropriate market value of those items does not exceed \$16,800.00; and

**WHEREAS**, the Fire Department will utilize Gov Deals Online Government Surplus Auctions to dispose of said items; and

**WHEREAS**, the Mayor and Town Council find it prudent to sell the aforementioned personal property consistent with N.J.S.A. 40A:11-36(6); 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 Town of Dover hereby authorizes the sale of certain personal property owned by the Town and hereby authorizes the execution of any related purchase agreement, a copy of which shall be filed with this Resolution.

ATTEST:

\_\_\_\_\_  
Dr. Edward Ramirez, Acting Deputy Clerk

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

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

Tempest 12 EB 12PPV electric 110v fan

Tempest 16 EB16 PPV electric 110v fan

Hose Washer

Tempest VSG PPV electric 110v fan

Stryker MX Pro 6082 R3 stretcher SN#100339941

Honda GC190 Excell 2800PSI power washer (unknown operational status)

Honda GX160 5.5 HP Ram fan

Panasonic CG-19CCBAXVM SN 7GKSA64165 Items have hard drive pulled and no data  
Panasonic CF-19CCBAXVM SN 7GKSA64178 Items have hard drive pulled and no data

Panasonic CF-19CCBAXVM SN 7GKSA64175 Items have hard drive pulled and no data

Whelan light controller 295SLA6 SN N021056

Sound off Signal ESTA4CSR00EB17

Federal PA300 siren controller

Federal PA300 siren controller

Motorola CDM Model AAM25SKD9AA2AN

Motorola APX6500 Remote Head Model M2555PW1AN Tag 385

Motorola XTL 2500 M21SSM9PW1AN SN#A2492FT4867

Motorola XTL 2500 M21SSM9PW1AN SN#518CFT0163

Kenwood KRK7DB SN#70700002

Motorola CDM1250 Model AAM255KD9AA2AN remote head SN #103JBU6752

Kenwood TK690H remote head SN#70400261

Uniden Bearcat BCD996T scanner

Uniden Bearcat BC350A scanner

Uniden Bearcat BC244CLT scanner

2 Hose Roller Carts

5 50' Lengths of 2.5" Hose

11 50' Lengths of 1.75" Hose

Booster Reel Hannay Reels Model 51-1586