



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover Town Hall

July 21, 2026 at 6:00 PM

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

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

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

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

E) APPROVAL OF MINUTES
NONE

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 12-2026 Establishing the Town of Dover's Downtown Pay-to-Park Meter Rates
- b. Ordinance 17-2026 Bond Ordinance Providing for Various 2026 Capital Acquisitions and Improvements by the Town of Dover, in the County of Morris, State of New Jersey, Appropriating \$4,249,500 Therefor and Authorizing the Issuance of \$1,270,481 Bonds or Notes to Finance Part of the Cost Thereof

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

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

K) APPROVAL OF BILLS

- a. Resolution 139-2026 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 140-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 141-2026 Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Baker Street & Parker Street Corridor Safety Improvements
- c. Resolution 142-2026 Urging the State of New Jersey to Establish an Emergency Small Business Assistance Program for Small Businesses Experiencing Economic Hardship Resulting from Workforce Disruptions Associated with Federal Immigration Enforcement Activities

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 143-2026 Authorizing the Town to Execute an Escrow Agreement with CPC Aquista, LLC
- b. Resolution 144-2026 Adoption the Town's Fourth Round Operating Manual for the Administration of the Affordability Assistance Program
- c. Resolution 145-2026 Adopting an Amendment to the Town's Fourth Round Affordable Housing Spending Plan

- d. Resolution 146-2026 Authoring the Sale of Town-Owned Property Not Needed for Public Use by Open Public Sale at Auction Pursuant to N.J.S.A. 40A:12-13
- e. Resolution 147-2026 Authorizing Engineering Work to Begin on the Waterworks Park – Splash Park
- f. Resolution 148-2026 Authorizing Engineering Work to Begin on Revising the Municipal Tax Maps
- g. Resolution 149-2026 Authorizing Engineering Inspection Services for the Cantilevered Walkway Removal and Installation of New Walkway
- h. Resolution 150-2026 Authorizing Engineering and Design Services for Work to Begin on the Crescent Field Snack Stand
- i. Resolution 151-2026 Authorizing Engineering Work to Begin on the NJDOT – Madison Street Roadway Improvement Project
- j. Resolution 152-2026 Authorizing Release of Performance Bond for Dover Tubular Alloys

1. New Business Items

O) PUBLIC COMMENT—Three minutes per person

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

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

P) CLOSED/EXECUTIVE SESSION

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 12-2026

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'S DOWNTOWN PAY-TO-PARK METER RATES

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

NOW, THEREFORE, BE IT ORDAINED, the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, hereby adopts Ordinance 12-2026 of the Town of Dover as follows:

Section 1. Purpose.

The purpose of this Ordinance is to establish rates and time limitations for the Town of Dover's municipal-owned parking, to improve the Town of Dover Parking Utility System.

Section 2. Short-Term Parking Zones

- A. The Town of Dover designates certain metered parking spaces as the Town's Short-Term Parking zones, the locations of which are specified on the Town of Dover's Parking Maps, as well as by signage posted by and around such zones.
- B. Parking in Short-Term Parking Lots and Spaces shall be subject to following rates and time limitations:
 - 1. The parking fee for all short-term parking in the Town of Dover shall be twenty-five cents (\$0.25) per every fifteen minutes of a given parking session, which shall not exceed a maximum of forty-five consecutive minutes.
 - 2. The maximum 45-minute parking period shall be followed by a 45-minute lockout period, during which an additional parking session may not be initiated for that same vehicle in the Short-Term parking zone.

Section 3. Downtown Parking.

- A. All municipal-owned Downtown parking areas, as specified by the Town's Parking Maps, shall be subject to the following rates and time limitations:
 - 1. The parking fee for all short-term parking in the Town of Dover shall be twenty-five cents (\$0.25) per every fifteen minutes (equivalent to \$1.00 per hour), which shall not exceed a maximum of three (3) hours.

2. The maximum allowed parking period in the Town's Downtown parking lots shall be followed by a 45-minute lockout period, during which an additional parking session may not be initiated for that same vehicle in the Downtown parking zone.

Section 4. Commuter Lots.

- A. All municipal-owned Commuter lots and parking areas, as designated by the Town's Parking Maps, shall maintain spaces available at the rate of one dollar (\$1.00) per hour and shall be subject to the time limitations as provided under Chapter 373 of the Town Code, and all relevant signage and maps.

Section 5. Hours of Enforcement.

- A. Paid parking regulations shall be enforced in all municipal-owned parking zones and lots Monday through Saturday.
- B. Notwithstanding the same, excluding between the hours of 2:00 a.m. – 6:00 a.m. in Downtown parking areas, during which time parking in such zone is prohibited.
- C. Nothing contained herein shall be construed to supersede any adopted parking prohibition or regulation, including but not limited to overnight parking restrictions, temporary parking restrictions, emergency parking restrictions, or any other restrictions established by ordinance or resolution of the governing body.

Section 6. 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 7. Repealer.

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

Section 8. Effective Date.

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. 17-2026

**BOND ORDINANCE PROVIDING FOR VARIOUS 2026 CAPITAL
ACQUISITIONS AND IMPROVEMENTS BY THE TOWN OF
DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY;
APPROPRIATING \$4,249,500 THEREFOR AND AUTHORIZING
THE ISSUANCE OF \$1,270,481 BONDS OR NOTES TO FINANCE
PART OF THE COST THEREOF**

BE IT ORDAINED AND ENACTED BY THE TOWN COUNCIL OF THE TOWN
OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY (not less than two-
thirds of all members thereof affirmatively concurring) AS FOLLOWS

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Town of Dover, in the County of Morris, State of New Jersey (the “Town”). For the improvements or purposes stated in Section 3, there is hereby appropriated the principal amount of \$4,249,500, which sum includes the following grants received or expected to be received from (a) the State of New Jersey Department of Community Affairs – FY 2024 Legislative Grant Program in the amount of \$300,000 (the “NJDCALegislative Grant”), (b) the State of New Jersey Department of Community Affairs – Small Cities Community Development Block Grant Program in the amount of \$400,000 (the “Small Cities CDBG Grant”), (c) the State of New Jersey Department of Transportation Local Transportation Projects Fund Program in the amount of \$1,130,000 (the Local Transportation NJDOT Grant”), (d) the State of New Jersey Department of Transportation - FY 2025 Municipal Aid Program in the amount of \$349,019 (the 2025 Municipal NJDOT Grant”), and (e) the State of New Jersey Department of Environmental Protection and the Garden State Preservation Trust in the amount of \$400,000 (the “Green Acres Grant” and together with the NJDCALegislative Grant, the Small Cities

CDBG Grant, the \$Local Transportation NJDOT Grant, and the 2025 Municipal NJDOT Grant, the “Grants”), and a \$400,000 contribution received or expected to be received from the Borough of Wharton (the “Contribution”). No down payment for said improvements or purposes is required pursuant to Section 40A:2-11(c) of the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the “Local Bond Law”), as this bond ordinance involves various projects funded by the Grants, which grants are provided by the State of New Jersey.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$4,249,500 appropriation not provided for by the Grants and the Contribution, negotiable bonds of the Town are hereby authorized to be issued in the aggregate principal amount of \$1,270,481 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Town in an aggregate principal amount not exceeding \$1,270,481 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said obligations are to be issued include, but are not limited to, the following:

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
i. Removal and replacement of the Cantilevered Walkway over the Rockaway River located along the parking lot side of Town Hall;	\$620,000 (including a NJDCA Legislative Grant)	\$320,000	\$0	15 years
ii. Construction of a new building that would include public restroom facilities and a concession stand at Crescent Field;	\$655,000 (including a Small Cities CDBG Grant)	\$255,000	\$0	20 years

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
iii. Reconstruction of the Brook Lane Bridge located in the Town;	\$1,130,000 (including a \$1,130,000 NJDOT Grant)	\$0	\$0	
iv. Roadway improvements, including, but not limited to, the entire length or portion of Madison Street; and	\$765,000 (including a \$349,019 NJDOT Grant)	\$415,981	\$0	10 years
v. Construction of a splash park to be located at Waterworks Park in the Town.	\$1,079,500 (including a Green Acres Grant and a Contribution)	\$279,500	\$0	15 years
TOTALS	<u>\$4,249,500</u>	<u>\$1,270,481</u>	<u>\$0</u>	

(b) The above improvements and purposes set forth in Section 3(a) shall also include, as applicable, surveying, construction planning, engineering and design work, training classes, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation, and also all work, materials, equipment, labor and appurtenances as necessary therefor or incidental thereto.

(c) The aggregate estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$1,270,481.

(d) The aggregate estimated cost of said improvements or purposes is \$4,249,500, the excess amount thereof over the estimated maximum amount of bonds or notes to be issued therefor are the Grants in the amount of \$2,579,019 and the Contribution in the amount of \$400,000.

SECTION 4. Except for the Grants and the Contribution, in the event the United States of America, the State of New Jersey and/or the County of Morris make a contribution or grant in aid to the Town for the improvements and purposes authorized hereby and the same shall be

received by the Town prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Morris. Except for the Grants and the Contribution, in the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey and/or the County of Morris shall be received by the Town after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Town as a result of using funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Town (the “Chief Financial Officer”), provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount,

the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable, for the Town. The capital or temporary capital budget of the Town is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the improvements or purposes authorized herein are inconsistent with the adopted capital or temporary capital budget of the Town, a revised capital or temporary capital budget for the Town has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements and purposes described in Section 3 of this bond ordinance are not current expenses and are improvements which the Town may lawfully undertake as general improvements for the Town, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 14.37 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Town and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Town as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for

in this bond ordinance by \$1,270,481 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An amount not exceeding \$400,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes hereinbefore described.

SECTION 8. The full faith and credit of the Town are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Town and, unless paid from other sources, the Town shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Town for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Town reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Town's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulation Section 1.150-2.

SECTION 10. The Town covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all tax-exempt bonds and notes issued under this ordinance.

SECTION 11. The Chief Financial Officer of the Town is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Town, which are authorized herein, and to execute

such disclosure document on behalf of the Town. The Chief Financial Officer is further authorized to enter into an appropriate undertaking to provide secondary market disclosure on behalf of the Town pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Town, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Town fails to comply with its undertaking, the Town shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication hereof after final adoption and approval by the Mayor (if applicable), as provided by the Local Bond Law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 13-2026

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

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

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

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

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

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

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

SECTION 4. All ordinances inconsistent herewith are hereby repealed.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 14-2026

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING HANDICAPPED PARKING
SPACE AT 19 RANDOLPH AVENUE**

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

SECTION 1. Description for handicapped parking space to be located at 19 Randolph Avenue:

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 15-2026

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY, PROVIDING HANDICAPPED PARKING
SPACE AT 40 MCDAVITT PLACE**

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

SECTION 1. Description for handicapped parking space to be located at 40 McDavitt Place:

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 16-2026

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY, PROVIDING HANDICAPPED PARKING
SPACE AT 98 LIBERTY STREET**

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

SECTION 1. Description for handicapped parking space to be located at 98 Liberty Street:

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 139-2026

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:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$3,270,386.79
GENERAL CAPITAL ACCT claims in the amount of:	\$32,283.41
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$428,963.58
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:	\$69,262.56
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
COUNTY FORFEITED ASSETS ACCT claims in the amount of:	\$1,997.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$2,208.80
RECYCLING TRUST ACCT claims in the amount of:	\$1,326.70
TRUST/OTHER ACCT claims in the amount of:	\$2,369.16
TOTAL CLAIMS TO BE PAID	\$3,808,798.00

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
PAYROLL AGENCY ACCT WIRE claims in the amount of:	\$16,517.28
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$24.64
WATER UTILITY OPERATING claims in the amount of:	\$723.53
TOTAL CLAIMS PAID	\$17,265.45
TOTAL BILL LIST RESOLUTION	\$3,826,063.45

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 140-2026

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 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 SRVC, LLC

2012 HONDA CIVIC	OT862H	19X3FB2F5XCE009500	RENEWAL	TAXI #30
2015 TOYOTA SIENNA	OT119K	5TDYK3DC4FS527502	RENEWAL	TAXI #38
2015 KIA SPORTAGE	OT116K	KNADM4A35C6059288	NEW	TAXI #39

GEOS TAXI LLC

2012 TOYOTA SIENNA	OT444H	5TDKK3DC0CS188304	RENEWAL	TAXI #49
2014 TOYOTA SIENNA	OT398G	5TDKK3DC8ES420912	RENEWAL	TAXI #51
2015 TOYOTA CAMRY	OT138K	4T1BF1FK8FU078657	RENEWAL	TAXI #52
2013 TOYOTA CAMRY	OT398G	5TDKK3DC3DS28261	RENEWAL	TAXI #56
2016 TOYOTA CAMRY	OT137K	4T4BF1FK8GR558625	RENEWAL	TAXI #60

PREMIER CAR SERVICES CORP.

2012 CHRYSLER 2LM	OT125K	1C3CCBCBXCN257689	RENEWAL	TAXI #1
2016 TOYOTA CAMRY	OT120K	4T1BF1FK6GU160713	RENEWAL	TAXI #2
2016 TOYOTA CAMRY	OT121K	4T1BF1FK1GU552529	RENEWAL	TAXI #3
2017 TOYOTA CAMRY	OT449H	4T1BF1FK1HU345026	NEW	TAXI #4
2014 TOYOTA SIENNA	OT127K	5TDKK3DC9ES409854	RENEWAL	TAXI #7
2015 CHRYSLER 200	OT128K	1C3CCCABXFN704230	RENEWAL	TAXI #8
2015 HONDA ACCORD	OT126K	1HGCR2F37FA114114	RENEWAL	TAXI #9
2015 TOYOTA CAMRY	OT412K	4T1BF1FK1FU030367	RENEWAL	TAXI #77

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 141-2026

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

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

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

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

Certified as a true copy of the Resolution adopted by the Mayor and Town Council on this ____ Day of July 2026.

Tara M. Pettoni
Municipal Clerk

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

ATTEST and AFFIX SEAL

Tara M. Pettoni
Municipal Clerk

Honorable James P. Dodd
Presiding Officer



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 142-2026

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER URGING THE STATE OF NEW JERSEY TO ESTABLISH AN EMERGENCY SMALL BUSINESS ASSISTANCE PROGRAM FOR SMALL BUSINESSES EXPERIENCING ECONOMIC HARDSHIP RESULTING FROM WORKFORCE DISRUPTIONS ASSOCIATED WITH FEDERAL IMMIGRATION ENFORCEMENT ACTIVITIES

WHEREAS, the Town of Dover is home to a diverse population and a vibrant small business community that contributes significantly to the local economy and quality of life; and

WHEREAS, small businesses are the backbone of the Town's economic vitality, providing employment opportunities, generating tax revenue, and delivering essential goods and services to residents; and

WHEREAS, the Mayor and Town Council recognize that concerns arising from recent federal immigration enforcement activities have created uncertainty for many families and businesses throughout New Jersey, including within the Town of Dover; and

WHEREAS, the governing body has received reports from local business owners that recent workforce disruptions and employee absences have coincided with reduced operating hours, decreased customer activity, and financial hardship, and that those disruptions are associated, at least in part, with concerns arising from recent federal immigration enforcement activities; and

WHEREAS, these reported economic impacts affect not only business owners and employees but also the overall economic stability of the community; and

WHEREAS, although the enforcement of federal immigration law is principally a federal responsibility, municipalities and local businesses may experience economic consequences that extend beyond their ability to address independently; and

WHEREAS, the Mayor and Town Council are committed to supporting the economic well-being of Dover's residents and business community by seeking available resources and advocating for appropriate assistance from the State of New Jersey; and

WHEREAS, the State of New Jersey, through the New Jersey Economic Development Authority (NJEDA) and other agencies, has established emergency assistance programs in response to extraordinary economic conditions affecting businesses throughout the State.

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 governing body respectfully urges the Governor of the State of New Jersey, the New Jersey Legislature, and the New Jersey Economic Development Authority to consider establishing, to the extent permitted by law and subject to available appropriations, an Emergency Small Business Assistance Program for eligible small businesses that demonstrate measurable economic hardship, including documented revenue losses or workforce disruptions associated with federal immigration enforcement activities.

BE IT FURTHER RESOLVED, that the Town respectfully requests that any such program employ objective and uniformly administered eligibility standards and comply with all applicable federal and State nondiscrimination requirements; and

BE IT FURTHER RESOLVED, that the Town respectfully requests that such a program consider providing:

1. Emergency working capital grants for qualifying small businesses experiencing documented workforce shortages or revenue losses;
2. Low-interest bridge loans to assist businesses in maintaining operations and payroll;
3. Workforce recruitment, retention, and training assistance;
4. Technical assistance, business counseling, and economic recovery planning;
5. Expedited access to existing State economic development and financial assistance programs; and
6. Any additional financial or technical assistance deemed appropriate to help stabilize local economies experiencing significant workforce disruptions.

BE IT FURTHER RESOLVED, that the Town respectfully requests that the State expand outreach concerning existing State-funded or State-supported immigration legal services programs, know-your-rights resources, workforce development initiatives, and business support services; and

BE IT FURTHER RESOLVED, that copies of this Resolution be forwarded to:

- The Honorable Mikie Sherrill, Governor of the State of New Jersey;
- The Honorable Nicholas P. Scutari, President of the New Jersey Senate;
- The Honorable Craig J. Coughlin, Speaker of the New Jersey General Assembly;
- The Morris County Legislative Delegation;
- The New Jersey Economic Development Authority (NJEDA);
- The New Jersey Department of Labor and Workforce Development;
- The New Jersey Department of Human Services, Office of New Americans;
- The New Jersey State League of Municipalities; and
- The Morris County Board of County Commissioners.

BE IT FURTHER RESOLVED, that the Mayor and Town Council reaffirm their commitment to supporting local businesses, preserving economic opportunity, assisting residents through available resources, and working collaboratively with State and federal partners to promote the continued stability and prosperity of the Town of Dover.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 143-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, AUTHORIZING THE TOWN TO EXECUTE AN ESCROW AGREEMENT WITH CPC AQUISTA, LLC

WHEREAS, the Mayor and Town Council of the Town of Dover (the “Town Council”) considered it in the best interest of the Town to have the Town Planning Board conduct an investigation of certain property, among other properties, located in the Town commonly known as 3 South Bergen Street and A (Block 1213, Lot 2), 5 Morris Street (Block 1803, Lot 11), and Orchard Street (Block 1219, Lot 4 and 6)(collectively, the “Property”), to determine whether such Property, 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 to prepare a redevelopment plan for all or any portions of such Property under the Redevelopment Law; and

WHEREAS, with the recommendation of the Planning Board set forth in the Planning Board’s Resolution, dated April 17, 2025, the Town Council declared the Property, together with other properties in the Town as a non-condemnation area in need of redevelopment and authorized the preparation of a redevelopment plan for the Property pursuant to the Redevelopment Law and as set forth in Resolution No. 124-2025, dated April 22, 2025 (the “Redevelopment Area”), which Redevelopment Area includes the Property; and

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

WHEREAS, on or about March 10, 2026, in Ordinance No. 04-2026, the Town of Dover adopted an amended Redevelopment Plan for the Redevelopment Area, including the Property, entitled “Redevelopment Plan for the NJ Transit/Lot B/Lot C Redevelopment Area Block 510 Lots 6 & 6 (Unit B01); Block 1213 Lots 2 & 4; Block 1219 Lots 4, 5, & 6; Block 1803 Lot 11”, dated through February 2, 2026, prepared by John McDonough Associates, LLC (as and may be further amended, the “Redevelopment Plan”); and

WHEREAS, the Property is subject to the provisions Redevelopment Plan, as same may be amended; and

WHEREAS, the Property is owned by the Town, and the Town is considering offering same for sale in accordance with the Redevelopment Law and all applicable law; and

WHEREAS, CPC Aquista, LLC and the Town have agreed to enter into this Agreement in order to, *inter alia*, establish an escrow to provide for CPC Aquista, LLC’s payment of the Reimbursable Town Costs (as defined in the Escrow Agreement) related to the redevelopment of the Property and potentially other properties within the Redevelopment Area.

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 CPC Aquista, 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:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 144-2026

A RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, ADOPTING THE TOWN'S FOURTH ROUND OPERATING MANUAL FOR THE ADMINISTRATION OF THE AFFORDABILITY ASSISTANCE PROGRAM

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

WHEREAS, consistent with the FHA and the Amended FHA, the Town of Dover desires to adopt an Operating Manual for the Administration of the Affordability Assistance Program for the Town of Dover in the form attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Dover, County of Morris, New Jersey, that the form of Operating Manual entitled "Affordability Assistance Program, Policies and Procedures Manual," dated June 2026, for the Town of Dover attached hereto is hereby adopted.

BE IT FURTHER RESOLVED that if any part(s) of this Resolution shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

BE IT FURTHER RESOLVED that all resolutions or parts thereof inconsistent with this Resolution are hereby rescinded.

BE IT FURTHER RESOLVED that this Resolution shall take effect in accordance with applicable law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 145-2026

RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, ADOPTING AN AMENDMENT TO THE TOWN'S FOURTH ROUND AFFORDABLE HOUSING SPENDING PLAN

WHEREAS, on or about March 20, 2024, Governor Murphy signed into law certain amendments to New Jersey's Fair Housing Act (N.J.S.A. 52:27D-301, et seq.) (as amended, the "Amended FHA"); and

WHEREAS, in order to maintain immunity under the Amended FHA for the Fourth Round (2025-2035) a municipality must, inter alia, adopt a housing element and fair share plan, a spending plan and propose drafts of the appropriate zoning and other ordinances and resolutions to implement its established present and prospective obligation, and then file the same with the Affordable Housing Dispute Resolution Program (the "Program"); and

WHEREAS, in accordance with the Amended FHA, the Dover Town Planning Board (the "Planning Board") and its consultants prepared amendments and updates to the Housing Plan Element & Fair Share Plan and Spending Plan of the Town's Master Plan entitled "2025 Housing Element and Fair Share Plan, dated through February 4, 2026, prepared by John McDonough Associates, LLC (the "Fourth Round HE&FSP Update"); and

WHEREAS, the Planning Board held a public hearing on or about February 19, 2026 and adopted the Fourth Round HE&FSP Update in a Resolution dated on or about February 19, 2026; and

WHEREAS, on or about March 10, 2026, the Town Council of the Town of Dover (the "Town Council") adopted Resolution No. 68-2026 endorsing the Fourth Round HE&FSP Update; and

WHEREAS, the Fourth Round HE&FSP Update includes, at Appendix E, a Fourth Round Affordable Spending Plan component, pursuant to N.J.S.A. 52:27D-329.2 and Program Directive 14-24, which projects anticipated revenues to the Town's Affordable Housing Trust Fund, and describes estimated expenditures of funds to address its fair share obligation and which establishes the expenditure of funds as contemplated in the Fourth Round HE&FSP Update (the "Spending Plan"); and

WHEREAS, the Town Council desires to amend the Spending Plan so as to attribute the remaining balance of the Town's affordable housing trust fund to affordable housing expenditures as set forth in the amended Spending Plan attached hereto; and

WHEREAS, the Town of Dover desires to adopt an amended Spending Plan to be include as Appendix E to the Fourth Round Spending Plan (2025-2035) for the Town in substantially the form attached hereto and made a part hereof (the "Amended Spending Plan").

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Dover, County of Morris, New Jersey, that the form of Amended Spending Plan attached hereto and made a part hereof is hereby approved and adopted and shall incorporate as Appendix E into the Town's Fourth Round HE&FSP Update.

BE IT FURTHER RESOLVED that if any part(s) of this Resolution shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

BE IT FURTHER RESOLVED that all resolutions or parts thereof inconsistent with this Resolution are hereby rescinded.

BE IT FURTHER RESOLVED that this Resolution shall take effect in accordance with applicable law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 146-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING THE SALE OF TOWN- OWNED PROPERTY NOT NEEDED FOR PUBLIC USE BY OPEN PUBLIC SALE AT AUCTION PURSUANT TO N.J.S.A. 40A:12-13

WHEREAS, the Town of Dover is the owner of real property, hereinafter described not needed for public use; and

WHEREAS, N.J.S.A. 40A:12-13(a) provides that any municipality may sell property not needed for public use by open public sale at auction, and the resolution authorizing such sale may provide, without fixing a minimum price, that upon the completion of the bidding, the highest bid may be accepted or all the bids may be rejected; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) provides that any municipality may sell property not needed for public use at a private sale to contiguous owners of real property being sold, provided that the property being sold is less than the minimum size required for development under the municipal zoning ordinance, and is without capital improvement thereon, except that when there is more than one owner with real property contiguous thereto, said property shall be sold to the highest bidder from among all such owners for not less than the fair market value of said real property; provided however, in any case, the governing body may advertise the real property, capital improvement, or personal property in question for public sale pursuant to N.J.S.A. 40A:12-13(a); and

WHEREAS, the Town previously offered the following properties for public sale, each with a minimum purchase price, in accordance with N.J.S.A. 40A:12-13(a), and no bid were received:

Block 1706, Lot 4
W. Crystal Street, Dover, NJ

Block 1408, Lot 15
Losey Street, Dover, NJ
(including unimproved portion
of Hinchman Ave. from centerline
thereof along property frontage)

WHEREAS, the Town previously offered the following properties for private sale to all contiguous property owners, each with a minimum fair market value/purchase price, in accordance with N.J.S.A. 40A:12-13(b)(5), and no bids were received:

Block 506, Lot 10
14 Ann Street, Dover, NJ

WHEREAS, the Town desires to sell the above-referenced properties, not needed for public use, by open public sale at auction, without fixing a minimum price, and that upon the completion of the bidding, the Town may accept the highest bid or reject all the bids; and

WHEREAS, the property being offered for sale listed herein shall be advertised in a newspaper circulating in the municipality or municipalities in which the lands are situated, by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication to be not earlier than seven days prior to such sale.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Dover in the County of Morris, New Jersey, being the governing body thereof:

1. In accordance with the provisions of N.J.S.A. 40A:12-13(a), the lands listed in **Schedule A** attached hereto is deemed to be not needed for public use and is hereby offered for public sale to the highest bidder.

2. The property being offered for sale listed herein shall be advertised in a newspaper circulating in the municipality or municipalities in which the lands are situated, by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication to be not earlier than seven (7) days prior to such sale.

3. Bids for the property so listed in **Schedule A** shall be made to the Town Administrator for a period of twenty (20) days following the advertisement herein required. The conditions of sale are attached hereto.

4. Whether or not a bid is received by the Town Administrator, the Town reserves the right to reject all bids where the highest bid is not accepted.

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: _____

CONDITIONS OF SALE

Notice is hereby given that the Town of Dover will sell to the highest bidder all its right, title and interest in the land and premises in the Town of Dover, described by lot and block number and street address in **Schedule A** attached hereto and incorporated herein.

Said lands will be sold to the highest bidder in accordance with the provisions of N.J.S.A. 40A:12-13 et seq., and shall be subject to the following conditions to which the all bidders consent:

1. Offers for each property listed may be made to the Town Administrator for a period of twenty (20) days following the last published advertisement herein required at not less than said minimum price by the prospective purchaser or other authorized representative. The Town shall not be required to pay any real estate commission on any sale.

2. Sales shall be subject to all existing leases, tenancies, easements and restrictions of record and such conditions as an actual survey may reveal. The completion of the sale shall not affect the right of lawful occupancy or use of any such real property by any municipal or private utility to occupy or use such real property lawfully occupied or used by it.

3. The premises will be conveyed by deed of bargain and sale or quit claim deed at the sole option of the Town.

4. The successful bidder shall pay, in addition to the bid price, the cost of advertising, all recording fees, all land acquisition costs incurred by the Town as to each parcel, and costs of appraisal incurred by the Town as to the parcel.

5. Successful bidders shall also pay for the cost of preparing the affidavit of title, deed and attendance at the closing by the Town's attorney and title company of the Town's selection.

6. A bank or certified check in the amount of 10% of the bid amount shall be submitted with the bid by any prospective purchaser or other authorized representative.

7. The successful bidder shall close title within forty five (45) days of written notice of the Town's acceptance of the successful bidder's bid.

8. In the event the successful bidder shall fail to perfect the bid by making the necessary deposit or otherwise fail to comply with the conditions of sale, the Town, in its sole discretion, may hold the deposit monies as liquidated damages, and not as a penalty. The Town may, in its sole discretion, reasonably adjourn the closing date for good cause.

9. In the event that title to any tract is found defective, the Town is limited as to its responsibility only to the extent to returning the down payment paid by the successful bidder. Said return of the down payment shall not include the usual sum of \$50.00 paid for legal and advertising costs or any costs or survey or search incurred by the successful bidder.

10. The successful bidder is obligated to conform to all applicable zoning ordinances, codes and regulations pertaining to the use of the premises.

11. The Town of Dover makes no representations as to any conditions of the land set forth in **Schedule A**, including but not limited to, environmental conditions, and leaves the successful bidder/grantee to conduct its own due diligence. The successful bidder/grantee shall hold harmless, indemnify and defend the Town from any suit or claim whatsoever in connection with the land, including but not limited to, any statutory or common law predecessor liability claims. This provision shall survive the closing of title and shall not be waived by the Town.

12. Whether or not a bid is received in any amount, the Town reserves the right to reject all bids where the highest bid is not accepted.

13. The sale to the successful bidder of Block 1408, Lot 15 (Losey Street, Dover, NJ) as listed in **Schedule A** shall be subject to, at the Town's sole discretion, the vacation of the "unimproved" portion of Hinchman Ave. along the frontage of such property, and the adoption of an ordinance authorizing and approving such vacation.

Schedule A

Property

Block 1706, Lot 4
W. Crystal Street, Dover, NJ

Block 1408, Lot 15
Losey Street, Dover, NJ
(including unimproved portion
of Hinchman Ave. from centerline
thereof along property frontage)

Block 506, Lot 10
14 Ann Street, Dover, NJ



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 147-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING ENGINEERING WORK TO BEGIN ON THE WATERWORKS PARK - SPLASH PARK

WHEREAS, the Department Head of Engineering Department has determined that there is a need to begin work on the Waterworks Park – Splash Park; and

WHEREAS, the estimated Engineering cost which includes surveying, design services, bid documents and construction administration and inspections for this project is \$179,500.00; and

WHEREAS, the Town of Dover Chief Financial Officer and Town Business Administrator has determined that monies are available in existing bonds for this work; and

WHEREAS, there is a need to move forward with this project, specifically authorizing Colliers Engineering & Design to begin work on this project; and

WHEREAS, the Town of Dover Chief Financial Officer and Business Administrator has determined that this procurement provides an 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 work described above to commence and that Colliers Engineering & Design, located at 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 can begin the Engineering work for 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: _____

I hereby certify that, pursuant to Emergency Resolution No. 136-2026, sufficient funds have been appropriated and are available for the purpose authorized herein. This certification is made in accordance with the applicable provisions of the New Jersey Local Budget Law, N.J.S.A. 40A:4-1 et seq., and all other applicable laws governing municipal finance.

Dr. Edward Ramirez, Interim CFO
Chief Financial Officer



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 148-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING ENGINEERING WORK TO BEGIN ON REVISING THE MUNICIPAL TAX MAPS

WHEREAS, the Department Head of Engineering Department has determined that there is a need to begin work on revising the Municipal Tax Maps; and

WHEREAS, the estimated Engineering cost which includes Tax Map updates for Revaluation and Division of Taxation Revision Results for this project is \$60,000.00; and

WHEREAS, the Town of Dover Chief Financial Officer and Town Business Administrator has determined that monies are available in existing bonds for this work; and

WHEREAS, there is a need to move forward with this project, specifically authorizing Colliers Engineering & Design to begin work on this project; and

WHEREAS, the Town of Dover Chief Financial Officer and Business Administrator has determined that this procurement provides an 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 work described above to commence and that Colliers Engineering & Design, located at 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 can begin the Engineering work for 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: _____

I hereby certify that, pursuant to Emergency Resolution No. 136-2026, sufficient funds have been appropriated and are available for the purpose authorized herein. This certification is made in accordance with the applicable provisions of the New Jersey Local Budget Law, N.J.S.A. 40A:4-1 et seq., and all other applicable laws governing municipal finance.

Dr. Edward Ramirez, Interim CFO
Chief Financial Officer



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 149-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING ENGINEERING INSPECTION SERVICES FOR THE CANTILEVERED WALKWAY REMOVAL AND INSTALLATION OF NEW WALKWAY

WHEREAS, the Department Head of Engineering Department has determined that there is a need for engineering inspection services for the Cantilevered Walkway Removal and Installation Project; and

WHEREAS, the estimated engineering cost for inspections for this project is \$70,000.00; and

WHEREAS, the Town of Dover Chief Financial Officer and Town Business Administrator has determined that monies are available in existing bonds for this work; and

WHEREAS, there is a need to move forward with this project, specifically authorizing Colliers Engineering & Design to perform inspection services on this project; and

WHEREAS, the Town of Dover Chief Financial Officer and Business Administrator has determined that this procurement provides an 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 work described above to commence and that Colliers Engineering & Design, located at 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 can begin the Engineering work for 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: _____

I hereby certify that, pursuant to Emergency Resolution No. 136-2026, sufficient funds have been appropriated and are available for the purpose authorized herein. This certification is made in accordance with the applicable provisions of the New Jersey Local Budget Law, N.J.S.A. 40A:4-1 et seq., and all other applicable laws governing municipal finance.

Dr. Edward Ramirez, Interim CFO
Chief Financial Officer



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 150-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING ENGINEERING AND DESIGN SERVICES FOR WORK TO BEGIN ON THE CRESCENT FIELD SNACK STAND

WHEREAS, the Department Head of Engineering Department has determined that there is a need to begin work on the Crescent Field Snack Stand Project; and

WHEREAS, the estimated Engineering cost which includes surveying services, geotechnical engineering services, design and bidding services and construction administration services for this project is \$115,000.00; and

WHEREAS, the Town of Dover Chief Financial Officer and Town Business Administrator has determined that monies are available in existing bonds for this work; and

WHEREAS, there is a need to move forward with this project, specifically authorizing Colliers Engineering & Design to begin work on this project; and

WHEREAS, the Town of Dover Chief Financial Officer and Business Administrator has determined that this procurement provides an 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 work described above to commence and that Colliers Engineering & Design, located at 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 can begin the Engineering work for 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: _____

I hereby certify that, pursuant to Emergency Resolution No. 136-2026, sufficient funds have been appropriated and are available for the purpose authorized herein. This certification is made in accordance with the applicable provisions of the New Jersey Local Budget Law, N.J.S.A. 40A:4-1 et seq., and all other applicable laws governing municipal finance.

Dr. Edward Ramirez, Interim CFO
Chief Financial Officer



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 151-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING ENGINEERING WORK TO BEGIN ON THE NJDOT - MADISON STREET ROADWAY IMPROVEMENT PROJECT

WHEREAS, the Department Head of Engineering Department has determined that there is a need to begin work on the NJDOT Madison Street Roadway Improvement Project; and

WHEREAS, the estimated Engineering cost which includes surveying, design services, bid documents and construction administration and inspections for this project is \$115,000.00; and

WHEREAS, the Town of Dover Chief Financial Officer and Town Business Administrator has determined that monies are available in existing bonds for this work; and

WHEREAS, there is a need to move forward with this project, specifically authorizing Colliers Engineering & Design to begin work on this project; and

WHEREAS, the Town of Dover Chief Financial Officer and Business Administrator has determined that this procurement provides an 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 work described above to commence and that Colliers Engineering & Design, located at 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 can begin the Engineering work for 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: _____

I hereby certify that, pursuant to Emergency Resolution No. 136-2026, sufficient funds have been appropriated and are available for the purpose authorized herein. This certification is made in accordance with the applicable provisions of the New Jersey Local Budget Law, N.J.S.A. 40A:4-1 et seq., and all other applicable laws governing municipal finance.

Dr. Edward Ramirez, Interim CFO
Chief Financial Officer



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 152-2026

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING RELEASE OF
PERFORMANCE BOND FOR DOVER TUBULAR ALLOYS**

WHEREAS, the Town Engineer – Kevin Boyer of Colliers Engineers has determined that the Performance Bond and any remaining escrows for Dover Tubular Alloys, located at 200 W. Clinton Street N.J.S.H. Rt. 15, known as Block 703, Lot 6 be released; and

WHEREAS, Colliers Engineers has performed a final site inspection in relation to Planning Board Application #PB23-15 ; and

WHEREAS, Colliers has determined that the site and public improvements have been constructed in general conformance with the approved plan, therefore, Colliers takes no exception to the Building Department issuing a final Certificate of Occupancy and releasing the Performance Bond and any remaining escrow; and

WHEREAS, Dover Tubular Alloys will be required to post a Two-Year Maintenance Bond in the amount of \$36,500.00 for the landscaping that was installed on-site.

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 release of the cash Performance Bond in the amount of \$139,508.18 and the Surety Bond in the amount of \$1,255,573.60 and any remaining escrows regarding this application. 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: _____