



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover

July 22, 2025 at 7:00PM

Zoom

Meeting ID 856 5656 7370, Passcode 702318

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 Thursday, July 20, 2025 and was published in both papers on Wednesday, July 16, 2025. All notices were posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. 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 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 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

- April 22, 2025
- May 13, 2025

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

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

I) ORDINANCES FOR FIRST READING3

- a. Ordinance 12-2025 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 328, Smoking

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- b. 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
- c. 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

K) APPROVAL OF BILLS

- a. Resolution 170-2025 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 171-2025 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 172-2025 Approving Taxicab Driver Licenses
- c. Resolution 173-2025 Appointing Public Agency Compliance Officer (P.A.C.O.)
- d. Resolution 174-2025 Appointing Fund Commissioners for the Morris County Joint Insurance Fund
- e. Resolution 175-2025 Appointing Fund Commissioners for the North Jersey Municipal Benefits Fund
- f. Resolution 176-2025 Appointing Municipal Emergency Management Coordinator
- g. Resolution 177-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application SP-05-16 to the Applicant
- h. Resolution 178-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application Z17-02 to the Applicant
- i. Resolution 179-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application Z17-04 to the Applicant
- j. Resolution 180-025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application Z17-05 to the Applicant
- k. Resolution 181-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P17-09 to the Applicant

- l. Resolution 182-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP18-01 to the Applicant
- m. Resolution 183-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P18-01 to the Applicant
- n. Resolution 184-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP19-03 to the Applicant
- o. Resolution 185-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application HPC19-04 to the Applicant
- p. Resolution 186-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application HPC19-05 to the Applicant
- q. Resolution 187-2025 Approving a Noise Permit, 361 E. McFarlan Street
- r. Resolution 188-2025 Authorizing the Discharge of Mortgage Under the Rehabilitation Program with Geoffrey W. Opresnick

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 189-2025 Authorizing Change Order #1 for Architectural Construction Support Services for Oversight to the Modifications to Existing Basement Floor for Health Department Renovations
- b. Resolution 190-2025 Authorizing Settlement of the Tax Appeal for Block 1810, Lot 4.02 known as 62 First Street
- c. Resolution 191-2025 Authorizing Settlement of the Tax Appeal for Block 613, Lot 7, known as 22 Central Avenue A & B
- d. Resolution 192-2025 Authorizing the Town to Execute an Escrow Agreement with JR Asset Builders, LLC
- e. Resolution 193-2025 Authorizing the Town to Execute an Escrow Agreement with Meridia Dover 63, LLC
- f. Resolution 194-2025 Authorizing the Town to Execute an Escrow Agreement with PRR Realty, LLC
- g. Resolution 195-2025 Authorizing the Town to Execute an Escrow Agreement with West Morris OZF Property Development Company II, LLC
- h. Resolution 196-2025 Directing the Town Planning Board to Conduct a Preliminary Investigation to Determine Whether Certain Property in the Town is a Non-Condemnation Area in Need of Redevelopment
- i. Resolution 197-2025 Conditionally Approving a Catering Permit - South Salem Realty LLC, d/b/a Margarita's Bar & Grill

M) OLD BUSINESS

N) NEW BUSINESS

- 1. New Business Items

O) PUBLIC COMMENT—Three minutes per person

The Town of Dover highly values the input of residents in making important decisions that affect the residents of our community. We also believe in the right of residents to observe Council

Meetings. To ensure that all of our residents have the opportunity to offer a comment, each statement/comment shall be held to a time of three (3) minutes.

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

P) CLOSED/EXECUTIVE SESSION

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 12-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 328, SMOKING

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

CHAPTER 328. "Smoking" is hereby amended and supplemented as follows:

§ 328-1 Definitions.

A. As used in this chapter, the following terms shall have the meanings indicated:

INTERNATIONAL NO-SMOKING SYMBOL

A pictorial representation of a burning cigarette enclosed in a red circle with a diagonal red line through its cross section.

MUNICIPAL GOVERNMENT BUILDING

A building or a portion of a building owned or leased by the Town of Dover. This shall include the physical property and grounds of any Town-owned or leased parks, recreational facilities, schools, outdoor passenger pick-up and drop-off areas, or any other Town-owned buildings or properties.

SMOKING

The burning of, inhaling from, exhaling the smoke from, or the possession of a lighted cigar, cigarette, pipe or any other matter or substance which contains tobacco or any other matter that can be smoked, or the inhaling or exhaling of smoke or vapor from an electronic smoking device.

SUPERVISOR

The person who ultimately controls, governs or directs the activities and conduct of employees.

§ 328-2 Prohibited acts.

A. Pursuant to the New Jersey Smokefree Air Act, N.J.S.A. 26:3D-55 et seq., specifically N.J.S.A. 26:3D-58, no person, regardless of age, shall smoke or carry a lighted smoking instrument which contains tobacco, marijuana, or any other substance, they intend to inhale in any Municipal Government Building, indoor public place, a workplace, a public park, or in any area of any building of, or on the grounds of, any public or nonpublic elementary or secondary school, regardless of whether the area is an indoor public place or is outdoors, notwithstanding any exception provided in N.J.S.A. § 26:3D-59.

§ 328-3 Signage Requirements

The person having control of an indoor public place or workplace shall place in every public entrance to the indoor public place or workplace a sign, which shall be located so as to be clearly visible to the public and shall contain letters or a symbol which contrast in color with the sign, indicating that smoking is prohibited therein, except in such designated areas. The sign shall also indicate that violators are subject to a fine. The person having control of the indoor public place or workplace shall post a sign stating "Smoking Permitted" in letters at least one inch in height or marked by the international symbol for "Smoking Permitted" in those areas where smoking is permitted.

§ 328-4 Enforcement.

- A. The primary enforcement authority for this chapter shall be the Dover Board of Health, the local Health Officer, and the Town of Dover Police Department.
- B. Any violation of this chapter may be prosecuted in the Municipal Court of the Town of Dover or as otherwise provided in N.J.S.A. § 26:3D-62(d). Any fine issued pursuant to this chapter shall be enforced and collected by a summary proceeding in accordance with the Penalty Enforcement Law (N.J.S.A. § 2A:58-1 et seq.)

§ 328-5 Rules governing smoking; discipline.

The Administrator of the Town shall establish written rules governing smoking in municipal government buildings. The rules shall contain a written policy and procedure to protect the health, welfare and comfort of employees from the detrimental effects of tobacco smoke, which policy shall include designated nonsmoking areas but may include designated smoking areas. The rules must be given to all employees, and such employees and their elected representatives must have a right to be heard concerning those proposed rules. The rules cannot become effective until thirty (30) days after the delivery of the written notice to the employees. In addition, all Town supervisors, as defined herein, shall be responsible for disciplining public employees who smoke in violation of this chapter in the building or that portion of the building for which the supervisor is responsible in accordance with the provisions of the Town's employee policies and procedures.

§ 328-6 Withholding of service.

Consistent with the provisions of N.J.S.A § 40:48-1, any supervisor shall have the right to withhold the service of the supervisor's department, division or agency to any member of the public who smokes in any municipal government building, provided that the supervisor shall first inform that person of this right. Services shall not be denied if the member of the public complies with the rules governing smoking after receiving this notice.

§ 328-7 Violations and penalties.

- A. Upon written complaint to any of Town officers identified herein, the officer shall, by written notification, advise the person having control of the place accordingly, and order appropriate action to be taken. This initial written notification may serve as a warning to violators calling for corrective action to be taken.
- B. A person, after being so ordered, who smokes in violation of this chapter shall be subject to a fine not less than two hundred fifty (\$250.00) dollars for the first offense, a fine of not less than five

hundred (\$500.00) dollars for the second offense, and a fine of one thousand (\$1,000.00) dollars for each subsequent offense. In addition to the penalty provided herein, the Town Municipal Court may order immediate compliance with the provisions of this chapter.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



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

MAYOR & TOWN COUNCIL

RESOLUTION NO. 170-2025 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:	\$207,011.32
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$976,551.01
GENERAL CAPITAL ACCT claims in the amount of:	\$34,190.23
WATER UTILITY RESERVE ACCT claims in the amount of:	\$26.00
WATER UTILITY ACCT claims in the amount of:	\$91,248.44
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:	\$13,167.22
PARKING CAPITAL 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:	\$0.00
COAH TRUST claims in the amount of:	\$140.00
TRUST/OTHER ACCT claims in the amount of:	\$15,886.31
EVIDENCE ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of	\$0.00
TOTAL CLAIMS TO BE PAID	\$1,338,220.53

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:	\$5,753.60
GENERAL CAPITAL ACCT claims in the amount of:	\$41,139.18
UNEMPLOYMENT TRUST claims in the amount of:	\$560.91
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$11,374.27
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:	\$2,813.03
WATER UTILITY CAPITAL claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$61,640.99
TOTAL BILL LIST RESOLUTION	\$1,399,861.52

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 7/22/2025



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 171-2025

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.

PREMIER CAR SERVICES CORP.

2012 CHRYSLER 2LM	OT125K	1C3CCBCBXCN257689	New	TAXI #1
2018 HYUNDAI SONATA	OT129K	5NPE24AF9JH677305	New	TAXI #4
2014 TOYOTA SIENNA	OT127K	5TDKK3DC9ES409854	New	TAXI #7
2015 CHRYSLER 200	OT128K	1C3CCCABXFN704230	New	TAXI #8
2015 HONDA ACCORD	OT126K	1HGCR2F37FA114114	New	TAXI #9

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 172-2025

**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:

GEO'S TAXI LLC

Vicente O. Benitez Cantos - Renewal
Cesar T. Soto Rave – New

PREMIER CAR SERVICES CORP.

Johan E. Osorio Molina – New

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 173-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN
OF DOVER DESIGNATING EDWARD RAMIREZ AS PUBLIC AGENCY
COMPLIANCE OFFICER FOR THE TOWN OF DOVER**

WHEREAS, N.J.A.C. 17:27-3.5 requires that each public agency designate annually an individual to serve as its Public Agency Compliance Officer (P.A.C.O.); 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 Edward Ramirez is hereby designated **PUBLIC AGENCY COMPLIANCE OFFICER** for the remainder of calendar year 2025.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 174-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPOINTING FUND
COMMISSIONER(S) FOR THE MORRIS COUNTY JOINT INSURANCE FUND**

WHEREAS, there exists a need for a Commissioner and an Alternate for the Town of Dover under the Morris County Joint Insurance Fund; 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 Edward Ramirez be and is hereby appointed Fund Commissioner and Victoria Dobrusin is hereby appointed Alternate Fund Commissioner for the Town of Dover under the Morris County Joint Insurance Fund.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 175-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPOINTING A FUND
COMMISSIONER(S) FOR THE NORTH JERSEY MUNICIPAL BENEFITS FUND**

WHEREAS, there exists a need for a Commissioner and an Alternate for the Town of Dover under the North Jersey Municipal Employee Benefits Fund; 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 Victoria Dobrusin be and is hereby appointed Fund Commissioner and Edward Ramirez is hereby appointed Alternate Fund Commissioner for the Town of Dover under the North Jersey Municipal Employee Benefits Fund.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 176-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPOINTING MUNICIPAL
EMERGENCY MANAGEMENT COORDINATOR**

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

Anthony Rosario Municipal Emergency Management Coordinator – Term Expiring 7/21/2028

BE IT FURTHER RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris that any stipends will be distributed as per the discretion of the Business Administrator.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 177-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION SP-05-16 TO THE APPLICANT

WHEREAS, the applicant, John Zapata, submitted an application to the Planning Board for review under Planning Board Application SP-05-16; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Planning Board Application SP-05-16, in the amount of \$529.00, shall be refunded to the applicant, John Zapata, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, John Zapata, at the following address: 47 Richards Avenue, Dover, NJ, 07801
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 178-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
Z17-02 TO THE APPLICANT**

WHEREAS, the applicant, Wayside Properties submitted an application to the Zoning Board of Adjustments for review under Zoning Board of Adjustments Application Z17-02; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Zoning Board of Adjustments Application Z17-02, in the amount of \$242.24, shall be refunded to the applicant, Wayside Properties, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Wayside Properties, under the name Mike Daino, at the following address: 21250 NW 86th Ave., Micapony, FL, 32667.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 179-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
Z17-04 TO THE APPLICANT**

WHEREAS, the applicant, Realty Pro Group LLC submitted an application to the Zoning Board of Adjustments for review under Zoning Board of Adjustments Application Z17-04; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Zoning Board of Adjustments Application Z17-04, in the amount of \$3,009.88, shall be refunded to the applicant, Realty Pro Group LLC, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Realty Pro Group LLC Att/ Gershon Alexander, at the following address: 886 Belmont Ave., Suite B, North Haledon, NJ, 08508.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 180-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
Z17-05 TO THE APPLICANT**

WHEREAS, the applicant, Alfa Investments LLC submitted an application to the Zoning Board of Adjustments for review under Zoning Board of Adjustments Application Z17-05; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Zoning Board of Adjustments Application Z17-05, in the amount of \$512.30, shall be refunded to the applicant, Alfa Investments LLC, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Alfa Investments LLC, at the following address: 263 E. Blackwell St, Dover, NJ, 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 181-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P17-09 TO THE APPLICANT

WHEREAS, the applicant, Bassett River Apartments LLC, submitted an application to the Planning Board for review under Planning Board Application P17-09; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Planning Board Application P17-09, in the amount of \$5,289.31, shall be refunded to the applicant, Bassett River Apartments, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Bassett River Apartments, at the following address: 23 Kearny Avenue, Kearny, NJ, 07107.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 182-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION EWSP18-01 TO THE APPLICANT

WHEREAS, the applicant, Thomson Piano Works LLC, submitted an application to the Planning Board for review under Expedited Waiver of Site Plan Application EWSP18-01; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Expedited Waiver of Site Plan Application EWSP18-01, in the amount of \$493.50, shall be refunded to the applicant, Thomson Piano Works LLC, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Thomson Piano Works LLC, at the following address: 63 N. Summit Ave, Chatham, NJ, 07928.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 183-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P18-01 TO THE APPLICANT

WHEREAS, the applicant, Alfa Investments LLC, submitted an application to the Planning Board for review under Planning Board Application P18-01; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Planning Board Application P18-01, in the amount of \$2,841.40, shall be refunded to the applicant, Alfa Investments LLC, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Alfa Investments LLC, at the following address: 263 E. Blackwell Street, Dover, NJ, 07107.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 184-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
EWSP19-03 TO THE APPLICANT**

WHEREAS, the applicant, James Dodd, submitted an application to the Planning Board for review under Expedited Waiver of Site Plan Application EWSP19-03; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Expedited Waiver of Site Plan Application EWSP19-03, in the amount of \$20.00, shall be refunded to the applicant, James Dood, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, James Dood, at the following address: 331 Richards, Dover, NJ, 07801
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 185-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION HPC19-04 TO THE APPLICANT

WHEREAS, the applicant, Jesus Manuel Hidalgo submitted an application to the Historic Preservation Commission for review under Historic Preservation Commission Application HPC19-04; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Historic Preservation Commission Application HPC19-04, in the amount of \$150.00, shall be refunded to the applicant, Jesus Manuel Hidalgo as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Jesus Manuel Hidalgo, at the following address: 8 Harrison St, Newton, NJ, 07860.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 186-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION HPC19-05 TO THE APPLICANT

WHEREAS, the applicant Dover Realty Partners submitted an application to the Historic Preservation Commission for review under Historic Preservation Commission Application HPC19-05; and

WHEREAS, an escrow account was established to cover the costs associated with the review and processing of the application; and

WHEREAS, all fees and costs for the review of the application have been satisfied, and there remains a balance in the escrow account; and

WHEREAS, the applicant has requested a refund of the remaining balance in the escrow account as the application has been withdrawn;

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

1. The remaining balance of the escrow account for Historic Preservation Commission Application HPC19-05, in the amount of \$401.00, shall be refunded to the applicant, Jesus Manuel Hidalgo as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Dover Realty Partners, at the following address: 34 E Blackwell St. Dover, NJ, 07801
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 187-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER
APPROVING A NOISE PERMIT FOR 361 E. MCFARLAN ST.**

WHEREAS, the property owner at 361 E. McFarlan Street has requested a permit for the use of loud speakers or amplifiers for an outdoor party to be held on Saturday, October 11, 2025 from 2:00 pm to 10:00 pm; and

WHEREAS, the purpose is to have a birthday 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 361 E. McFarlan Street on Saturday, October 11, 2025 from 2:00 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. 188-2025

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, AUTHORIZING THE DISCHARGE OF MORTGAGE UNDER
THE REHABILITATION PROGRAM WITH GEOFFREY W. OPRESNICK**

WHEREAS, Geoffrey W. Opresnick executed a mortgage dated June 6, 2012 to the Town of Dover Rehabilitation Program in the amount of \$29,487.00; and

WHEREAS, such funds have been paid in full; and

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

1. The mortgage for direct subsidy with perpetual lien dated October 18, 2012 recorded in the Mortgage Book 22165, page 0304 may be discharged.
2. The Mayor and Municipal Clerk are hereby authorized to execute such discharge.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 189-2025

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING CHANGE ORDER
#1 FOR ARCHITECTURAL CONSTRUCTION SUPPORT SERVICES FOR
OVERSIGHT TO THE MODIFICATIONS TO EXISTING BASEMENT FLOOR FOR
HEALTH DEPARTMENT RENOVATIONS**

WHEREAS, the Department Head of Engineering Department has determined that there is a need to create Change Order #1 to Nader House of Design for additional Construction Support Services for the Basement Floor Health Department Renovations; and

WHEREAS, the estimated cost for said Change Order #1 to provide environmental testing services is not to exceed an additional \$2,063.87; and

WHEREAS, the current contract as per Resolution #314-2024 and P.O. #25-00174 in the amount of \$18,000.00 shall be increased to an amount not to exceed \$20,063.87; and

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

WHEREAS, there is a need to move forward with this project, specifically authorizing Nader House of Design to perform additional services on this project; 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 additional work as described above to commence and that Nader House of Design, located at 111 Mill Street, Hackettstown, NJ 07840 can begin the additional Architectural Support Services 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: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 190-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER
IN THE COUNTY OF MORRIS AUTHORIZING SETTLEMENT OF THE TAX
APPEAL ENTITLED ANGEL MENDOZA V. DOVER TOWN DOCKET NO. 011183-
2015 FOR BLOCK 1810, LOT 4.02 KNOWN AS 62 FIRST STREET OF THE TAX
ASSESSMENT FOR TAX YEAR 2015 IN THE TOWN OF DOVER, MORRIS COUNTY,
NEW JERSEY**

WHEREAS, an appeal of the real property tax assessment for tax year 2015 involving Block 1810, Lot 4.02 has been filed by the taxpayer, Angel Mendoza; and

WHEREAS, the proposed settlement agreement has been reviewed and recommended by the Tax Assessor; and

WHEREAS, settlement of said matter as more fully set forth below is in the best interests of the Town of Dover.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, New Jersey, as follows:

1. Settlement of the 2015 tax appeal is hereby authorized as follows:

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Settlement Amount</u>
Block: 1810, Lot: 4.02			
Address: 62 First Street			
Year: 2015			
Land	\$ 143,000	\$ 143,000	\$ 143,000
Improvements	\$ <u>226,000</u>	\$ <u>226,000</u>	\$ <u>179,500</u>
Total	\$ 369,000	\$ 369,000	PA\$ 322,500

2. All refunds as a result of the settlement set forth herein shall be payable to "Spiotti & Associates, PC", within ninety (90) days of the date of the judgment.
3. Statutory interest, pursuant to N.J.S.A. 54:3-27.2 having been waived by the taxpayer shall not be paid provided the tax overpayment resulting from the settlement is returned to the taxpayer in accordance with the above paragraph.
4. All municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of this Resolution and authorizes the Municipal Attorney to enter into the Stipulation of Settlement as provided by plaintiffs.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED:



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 191-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER
IN THE COUNTY OF MORRIS AUTHORIZING SETTLEMENT OF THE TAX
APPEAL ENTITLED REGINA FIGUEIREDO V. DOVER TOWN DOCKET NO.
011190-2015 FOR BLOCK 613, LOT 7 KNOWN AS 22 CENTRAL AVENUE A & B OF
THE TAX ASSESSMENT FOR TAX YEAR 2015 IN THE TOWN OF DOVER, MORRIS
COUNTY, NEW JERSEY**

WHEREAS, an appeal of the real property tax assessment for tax year 2015 involving Block 613, Lot 7 has been filed by the taxpayer, Regina Figueiredo; and

WHEREAS, the proposed settlement agreement has been reviewed and recommended by the Tax Assessor; and

WHEREAS, settlement of said matter as more fully set forth below is in the best interests of the Town of Dover.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, New Jersey, as follows:

1. Settlement of the 2015 tax appeal is hereby authorized as follows:

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Settlement Amount</u>
Block: 613, Lot: 7			
Address: 22 Central Avenue A&B			
Year: 2015			
Land	\$ 121,000	\$ 121,000	\$ 121,000
Improvements	\$ 158,000	\$ 158,000	\$ 131,000
Total	\$ 279,000	\$ 279,000	\$ 252,000

2. The refund resulting from the within settlement will be taken by taxpayer as a credit and applied against the property's net due quarterly real estate taxes due after the issuance of Judgment.
3. Statutory interest, pursuant to N.J.S.A. 54:3-27.2 having been waived by the taxpayer shall not be paid provided the tax overpayment resulting from the settlement is returned to the taxpayer in accordance with the above paragraph.
4. All municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of this Resolution and authorizes the Municipal Attorney to enter into the Stipulation of Settlement as provided by plaintiffs.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 192-2025

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, AUTHORIZING THE TOWN TO EXECUTE AN ESCROW
AGREEMENT WITH JR ASSET BUILDERS, LLC**

WHEREAS, the Town Council of the Town of Dover (the “Town Council”) considers 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 commonly known as 69, 71, 73, 75 W. Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1205, Lots 4, 5, 6, and 7 (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

WHEREAS, the Town Council declared the entire Town of Dover, including the Property, an area in need of rehabilitation pursuant to the Redevelopment Law and that certain Resolution entitled “Resolution Designating the Town of Dover as an Area in Need of Rehabilitation”, dated August 9, 2005; and

WHEREAS, the Property is generally bounded by developed property to the north and east, W. Blackwell Street to the south, and Dewey Street to the west; and

WHEREAS, on or about October 31, 2021, the Town of Dover adopted an amended Redevelopment Plan for certain properties in Town, 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 and may be further amended, the “Redevelopment Plan”); and

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

WHEREAS, JR Asset Builders, LLC (“JR”) is the fee owner of portions of the Property and the contract purchaser of portions of the Property; and

WHEREAS, JR and the Town have agreed to enter into an Escrow Agreement in the form attached hereto (the “Escrow Agreement”), between the Town and JR in order to, *inter alia*, establish an escrow to provide for JR’s 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 JR Asset Builders, 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. 193-2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, AUTHORIZING THE TOWN TO EXECUTE AN ESCROW AGREEMENT WITH MERIDIA DOVER 63, LLC

WHEREAS, the Town Council of the Town of Dover (the “Town Council”) considers 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 commonly known as 63-105 Bassett Highway, and shown on the official Tax Map of the Town of Dover as Block 1201, Lot 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

WHEREAS, on June 11, 2019, the Town Council designated certain properties in the Town as a non-condemnation area in need of redevelopment pursuant to Ordinance No. 146-2019 (the “Redevelopment Area”), which Redevelopment Area includes the Property; and

WHEREAS, the Property is generally bounded by Route 46 and a railroad right-of-way to the north, Bassett Highway to the south, N. Warren Street to the east, and developed property to the west; 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 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, Meridia Dover 63, LLC (“Meridia”) is the contract purchaser of the Property; and

WHEREAS, Meridia and the Town have agreed to enter into an Escrow Agreement in the form attached hereto (the “Escrow Agreement”), between the Town and Meridia in order to, *inter alia*, establish an escrow to provide for Meridia’s 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 Meridia Dover 63, 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. 194-2025

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, AUTHORIZING THE TOWN TO EXECUTE AN ESCROW
AGREEMENT WITH PRR REALTY, LLC**

WHEREAS, the Town Council of the Town of Dover (the “Town Council”) considers 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 commonly known as 46 S. Morris Street, and shown on the official Tax Map of the Town of Dover as Block 1804, Lot 13 (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

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, 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; and

WHEREAS, the Property is generally bounded by Monmouth Avenue to the north, S. Morris Street to the west, and developed properties to the south and east; and

WHEREAS, PRR Realty, LLC (the “Owner”) is the fee owner of the Property; 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 Owner in order to, *inter alia*, establish an escrow to provide for Owner’s 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 PRR Realty, 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. 195-2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, AUTHORIZING THE TOWN TO EXECUTE AN ESCROW AGREEMENT WITH WEST MORRIS OZF PROPERTY DEVELOPMENT COMPANY II, LLC

WHEREAS, the Town Council of the Town of Dover (the “Town Council”) considers 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 commonly known as 1, 3 and 5 W. Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1207, Lot 2 (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

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

WHEREAS, the Town Council declared the entire Town of Dover, including the Property, an area in need of rehabilitation pursuant to the Redevelopment Law and that certain Resolution entitled “Resolution Designating the Town of Dover as an Area in Need of Rehabilitation”, dated August 9, 2005; 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 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, West Morris OZF Property Development Company II, LLC (the “Owner”) is the fee owner of the Property; 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’s 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 West Morris OZF Property Development Company II, 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. 196-2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DIRECTING THE TOWN PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY IN THE TOWN IS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Mayor and Town Council of the Town of Dover (the "Town Council") considers it to be in the best interest of the Town to have the Town Planning Board conduct a preliminary investigation of certain historic property located in the Town commonly known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7, and as shown on the map entitled "Tax Map Of Dover", dated September 26, 2008, prepared by Arnold W. Barnett, Surveyor, attached hereto (collectively, the "Property"), to determine whether such Property, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Property is generally bounded by Lehigh Street and North Elk Ave. beginning at a point in the easterly right-of-way line of North Elk Avenue (40' right-of- way), said point being the corner common to Lots 7 and 11, Block 305, and having New Jersey State Plane NAD 83 coordinates N:748,398.73, E:471,496.42; and

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

WHEREAS, the preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, or any portions thereof, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, subject to the results of the preliminary investigation referenced herein, a non-condemnation redevelopment area determination concerning the Property, if so made, would authorize the Town to use all those powers provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Dover that the Planning Board of the Town of Dover is hereby directed and authorized to conduct a preliminary investigation to determine whether the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7, or any portions thereof, constitute a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Dover is hereby further directed and authorized to study the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to provide public notice in accordance with N.J.S.A. 40A:12A-6(b)(3), including publication in an official newspaper and service to affected property owners; and to draft a preliminary investigation/report to the Mayor and Council containing its findings; and

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Dover is hereby further directed and authorized to study the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; to include in its study an evaluation of the potential for preserving the façade of the mansion structure in recognition of its historic significance during a key period in the Town’s history during the period of 1880 - 1910; and

BE IT FURTHER RESOLVED, the Mayor and Town Council of the Town of Dover (the “Town Council”) recognizes that the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; is recognized as named in the County Inventory of Historic Sites in their “Historic Preservation Element” of their Master Plan, however, the area has not been designated by the Town of Dover Historic Preservation Commission (“Commission”), per Ordinance No. 12-2007 as in a “Historic District,” the Commission shall be requested to review and provide advisory comments on the preliminary investigation’s conformance with the Historic Preservation Element of the Master Plan.; and

BE IT FURTHER RESOLVED, that the Planning Board shall submit the results of its preliminary investigation to the Mayor and Council, including its findings and recommendations as to whether the Property, or any portion thereof, satisfies the statutory criteria for designation as 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.; 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. 197-2025

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

WHEREAS, South Salem Realty LLC, d/b/a Margarita's Bar & Grill, located at 330 S. Salem St., Dover, NJ 07801, has applied for a Catering Permit to provide food and beverage services during a Dover Arts Week event located at 10 N. Warren St.; 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 conditionally approved:

1. South Salem Realty LLC dba Margarita's Bar & Grill is conditionally approved to be held on Saturday, August 2, 2025 from 7:00 pm through 10:00 pm.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.
3. This approval is conditioned upon prior endorsement and final approval of the event by the New Jersey Division of Alcoholic Beverage Control.

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 conditionally approved pending State approval:

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____