



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

**Town of Dover Town Hall
August 18, 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

- May 26, 2026
- June 9, 2026
- June 23, 2026

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 18-2026 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey, Amending the Town of Dover Parking Utility's Regulations
- b. Ordinance 19-2026 An Ordinance of the Town of Dover Authorizing and Approving the Termination of the Redevelopment Agreement Between the Town of Dover and IOPD Dover QOZB LLC and the Financial Agreement Between the Town of Dover and IOPD Dover QOZB Urban Renewal, LLC
- c. Ordinance 20-2026 An Ordinance Establishing a Minimum and Maximum Range of Salary and Compensation for Certain Titles of Officers and Employees of the Town of Dover
- d. Ordinance 21-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Redevelopment Plan for the 1 Towpath Square / Harry Loory Redevelopment Area (Block 1205, Lots 1, 2, 10, 11, 12 and 13 and Block 1206, Lot 16)
- e. Ordinance 22-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Redevelopment Plan Block 1206, Lots 2, 3, 4 & 5 (North Warren Street & West Blackwell Street)

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- 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

K) APPROVAL OF BILLS

- a. Resolution 154-2026 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 155-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 156-2026 Approving Taxicab Driver Licenses
- c. Resolution 157-2026 Resolution of the Town of Dover, in the County of Morris, State of New Jersey, Providing for the Issuance of Special Emergency Notes in an Amount Not to Exceed \$60,000 to Fund the Cost of the Preparation of an Approved Tax Map of the Town
- d. Resolution 158-2026 Authorizing the Execution of an Agreement with the County of Morris in the State of New Jersey for the Continuation of a Consortium to Conduct the Home Investment Partnership Program

- e. Resolution 159-2026 Approving a Catering Permit, AC Doit Corp.
- f. Resolution 160-2026 Authorizing the Refund of a Construction Permit Fee
- g. Resolution 161-2026 Authorizing a Social Affair Permit, Casa Puerto Rico

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 162-2026 Authorizing and Approving a Mortgage Agreement Under the Town's Housing Rehabilitation Program, 59 Parker Street
- b. Resolution 163-2026 Authorizing and Approving a Mortgage Agreement Under the Town's Housing Rehabilitation Program, 122 Prospect Street
- c. Resolution 164-2026 Waiving Property Tax Interest Assessed for the Property Located at 7-9 West Blackwell Street

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. 18-2026

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, THE STATE OF NEW JERSEY, AMENDING THE TOWN OF DOVER PARKING UTILITY'S REGULATIONS

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 modifies the Code of the Town of Dover, to amend and supplement portions of Chapter 373 as follows:

CHAPTER 373 – VEHICLES, TRAFFIC AND PARKING

Section 1.

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

Article I- Definitions.

§ 373-1 Definitions

BUSINESS EMPLOYEE PARKING PERMIT

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

COMMERCIAL VEHICLE

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

DESIGNATED AREA

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

DOWNTOWN DOVER

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

OVERSIZED VEHICLE

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

ON-STREET OVERNIGHT RESIDENTIAL PARKING PERMIT

A parking permit issued by the Parking Utility to residents of the Town of Dover authorizing the holder to park a vehicle on residential streets located outside the Downtown Area within the regulated timeframe, namely between 2:00 a.m. – 6:00 a.m.

MUNICIPAL LOT OVERNIGHT RESIDENTIAL PARKING PERMIT

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

PARKING UTILITY

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

PARKING RESTRICTIONS

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

PARKING LOT OR FACILITY

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

PARKING ENFORCEMENT

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

PARKING PERMIT

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

established by the Parking Utility, provide necessary documentation, and adhere to all applicable regulations and requirements. The permit shall be displayed in the vehicle as required to facilitate enforcement and compliance.

PARKING SYSTEM

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

REDEVELOPMENT AREA

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

ROAD TRACTOR

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

SEMITRAILER

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

TRAILER

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

TRUCK

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

TRUCK TRACTOR

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

VISITOR PERMITS

For visitors of Dover residents that seek parking accommodations, permits are required if the visit is to exceed three (3) consecutive days with express written authorization from the executive director.

VEHICLE

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

VEHICLE REGISTRATION

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

Article II- General Provisions.

§ 373-2 Prohibited Parking in Downtown Dover.

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

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

§ 373-3 Prohibited Parking in Residential Zone.

A. Residential Streets and Properties

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

B. Parking of Commercial and Oversized Vehicles on Residential Streets

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

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

§ 373-4 Signage.

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

§ 373-5 Enforcement.

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

§ 373-6 Penalty.

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

Article III- Permitted Parking

§ 373-7 Authority.

- A. The Parking Utility and its agents reserve the right to issue certain Parking Permits for the utilization of the Town's Parking Lots and Facilities or for the enjoyment of On-Street Overnight parking privileges in the Town's residential neighborhoods, during specified times, as outlined by the terms and conditions provided on such permit. There shall be four (4) types of available Parking Permits:
- 1) Municipal Lot Overnight Residential Parking Permit ("MLORP")
 - 2) Business Employee Parking Permit ("BEP")
 - 3) On-Street Overnight Residential Parking Permit ("OORP")
 - 4) Visitor Parking Permit ("V")

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

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

§ 373-8 Duration of Permit and Renewal Process.

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

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

1. January 1 – June 30
 2. July 1 – December 31
- B. Parking Permits issued by the Parking Utility or its agents authorizing On-Street Overnight Parking in Dover's residential zones shall be valid for a period of one (1) year, starting and ending on January 1 of each year.

- C. The application or renewal process period (“Application Period”) for all Town Parking Permits shall begin thirty (30) days prior to the aforementioned Permit Cycles.
- D. Parking Permits requested after the Application Period shall be valid only for the remainder of the Permit Cycle in which the resident seek parking privileges.

§ 373-9 Application Criteria for Issuance Parking Permits.

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

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

2. Driver's License;
 3. Copy of Insurance; and
 4. Vehicle Registration
 5. Duration of Stay
- E. Applications shall be available at the Town Clerk's Office or the Parking Utility Main Office.

§ 373-10 Permit Fees

- A. All On-Street Overnight Residential Parking Permits for the Town shall be available for purchase for the payment of \$20 annually with the total amount due at the time of the application's approval. Applicants applying for On-Street Overnight Residential Parking Permit after the Permit Cycle has begun shall not be entitled to pro-rated fees.
- B. All Municipal Lot Overnight Residential Parking Permits and Business Employee Parking Permits shall be available for purchase at the rate of \$150 per Permit Cycle. The total Parking Permit fee for such applications shall be due at the time of application's approval. After the Permit Cycle has begun, such applicants may purchase Parking Permits for a pro-rated monthly fee.
- C. All lawful residents by way of owner-occupied properties and or rentals with valid C of Cs may obtain one (1) free "OORP" per property and or rental unit. This shall exclude all rental units and properties located within the Downtown.
- D. All lawful residents as described in §373-10C, whose property does not maintain a driveway may obtain two (2) free "OORP" upon completion and submission of the appropriate parking permit application form. This shall exclude all rental units and property located in the Downtown.
- E. Tenants residing in Redevelopment Areas shall first seek a permit through their applicable leasing office before applying for a Municipal Lot Parking Permit. Tenants residing in a dwelling located in a Redevelopment Area shall pay the rate of their leasing property's parking permits for any Town-issued Parking Permit.
 - a. However, should any property within a Redevelopment area not maintain on-site parking for their tenants, such residents may apply for and obtain a Town-issued Parking Permit at the rate at which they are typically available
- F. Visitor Parking shall be available for any individual temporarily staying in the Town of Dover for a period not to exceed three (3) consecutive days. Individuals seeking Visitor Parking shall provide the following information:
 1. Name and Address of the Individual or Entity intended to be visited;
 2. Make, Model, and Color of the Visiting Vehicle
 3. Location in which Visiting Vehicle is Parked
 4. Duration of Stay

§ 373-11 Parking Permit Appeals

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

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

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

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

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

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

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

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

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

§ 373-15 Enforcement.

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

§ 373-16 Violations and Penalties.

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

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

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

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

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

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

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

Article IV- Municipal Lot Parking and Permits.

§ 373-20 Permit Required.

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

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

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

Article V Parking Restrictions in Residential Zones.

§ 373-21 Permit Required.

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

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

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

Section 2. Severability.

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

Section 3. Repealer.

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

Section 4. When Effective.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 19-2026

AN ORDINANCE OF THE TOWN OF DOVER AUTHORIZING AND APPROVING THE TERMINATION OF THE REDEVELOPMENT AGREEMENT BETWEEN THE TOWN OF DOVER AND IOPD DOVER QOZB LLC AND THE FINANCIAL AGREEMENT BETWEEN THE TOWN OF DOVER AND IOPD DOVER QOZB URBAN RENEWAL, LLC

WHEREAS, the Town of Dover (the “Town”) and IOPD Dover QOZB LLC “Redeveloper”), entered into a Redevelopment Agreement, dated October 31, 2023, as amended by the First Amendment to Redevelopment Agreement, dated June 26, 2024 (collectively, the Redevelopment Agreement”), concerning the property commonly known as 218-220 and 228 E. Blackwell Street (designated as Block 1902, Lots 22-28 on the official tax map of the Town)(collectively, the “Property”); and

WHEREAS, the Town of Dover and IOPD Dover QOZB Urban Renewal LLC, an affiliate of the Redeveloper (the “Entity”), entered into a Financial Agreement, dated October 31, 2023 (the “Financial Agreement”), providing for a long term tax abatement concerning the Project on the Property in accordance with the provisions of the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq.; and

WHEREAS, on or about on August 15, 2024, the URE received amended preliminary site plan approval from the Town of Dover Planning Board to construct certain improvements on the Property, including a multistory residential building containing approximately 260 rental units and related site improvements on the Property (collectively, the “Project”); and

WHEREAS, under Section 10.05(b) and Exhibit 1 (Redevelopment Project Schedule) of the Redevelopment Agreement, the Redeveloper is required to “(i) obtain financing of the Project, (ii) acquire fee title to or assume all land leases on the Project Site, and (iii) shall begin and Complete construction of each item in the Project Schedule on or prior to the applicable date set forth therein”; and

WHEREAS, the Redevelopment Agreement and the Project Schedule require that the Redeveloper receive all Governmental Approvals for the Project on or before October 31, 2024 (i.e., within 12 months after the Effective Date of the Original RDA); receive a Construction Loan Commitment for the Project on or before to June 26, 2025 (i.e., within 12 months after the Effective Date of the First Amendment); and Commence Construction of the Project on or before October 26, 2025 (i.e., within 120 days after receipt of a Construction Loan Commitment); and

WHEREAS, Article XIII of the Redevelopment Agreement states as follows:

“**Section 13.01. Additional Termination Rights of the Town.** This Redevelopment Agreement shall terminate upon notice by the Town to the Redeveloper of its decision to so terminate, notwithstanding whether or not an Event of Default by the Redeveloper has occurred, subject to Market Conditions, if:

(a) On or before twelve (12) months from the Effective Date, the Redeveloper has not received the Governmental Approvals necessary to Commence Construction of the Project Improvements;

(b) No later than one-hundred-twenty (120) days from the issuance of the first building permit by the Town provided same has been applied for by the Redeveloper within twelve (12)

months from the Effective Date, the Redeveloper has not Commenced Construction on the Project Improvements;

(c) A final Certificate of Completion for the Project Improvements has not been issued twenty-four (24) months from the issuance of the first building permit by the Town;

...

(e) The Redeveloper experiences a substantial change in its financial condition which the Town determines, in its sole and reasonable judgment, would significantly impair the Redeveloper's ability to complete the Project Improvements. Redeveloper shall have the right to cure same to the satisfaction of the Town"; and

WHEREAS, Section 2.08 of the Redevelopment Agreement states that Redeveloper's "adherence to the timelines and milestones set forth in the Project Schedule, and in Article XIII, is of the essence of this Agreement"; and

WHEREAS, under Section 2.4 of the above Financial Agreement, the Entity is required to diligently undertake to commence construction or cause to construct and complete the Project in accordance with the estimated construction schedule, and the construction schedule agreed upon by the Entity as set forth in, inter alia, the Redevelopment Agreement; and

WHEREAS, all deadlines and timelines for the Redeveloper to Commence Construction of the Project under the Project Schedule and Article XIII of the RDA have long since passed; and the Redeveloper has, *inter alia*, failed to timely obtain all Governmental Approvals for the Project, apply for a demolition or building permit for the Project, Commence Construction of the Project, and/or diligently pursue same; and

WHEREAS, the Redeveloper and the Entity have, *inter alia*, failed to commence demolition, construction and complete any portion of the Project, or diligently pursue same; and

WHEREAS, Redeveloper and the Entity have defaulted and failed to comply with their respective obligations under the Redevelopment Agreement and the Financial Agreement to timely obtain all Government Approvals for the Project and to timely commence and complete the demolition, construction and installation all improvements of the Project in accordance with the Redevelopment Agreement and the Financial Agreement, respectively, including but not limited to, failure to apply for and receive of a building permit to construct the Project, and to commence and complete construction of same; and

WHEREAS, on or about May 30, 2026 and in accordance with the Redevelopment Agreement and Financial Agreement, the Town duly served on the Redeveloper and the Entity written notices of the above referenced defaults (namely, the Redeveloper's and the Entity's default and failure, and continuing failure, to perform its obligations under the Redevelopment Agreement and the Financial Agreement, and in the following respects: delay in the completion of the work under the Redevelopment Agreement and the Financial Agreement beyond the time limit set forth in such agreements; and failure to diligently pursue and continue the construction and other material improvements required under the Redevelopment Agreement and the Financial Agreement in a reasonable and good faith manner (the "Default Notices"); and

WHEREAS, the Default Notices provided that (a) if the Redeveloper fails to cure such defaults within sixty (60) days (as specified in the Redevelopment Agreement), then the Town shall have the right to pursue any and all remedies available under the Redevelopment Agreement, at law and in equity, including but not limited to, termination of the Redevelopment Agreement and all of the Redeveloper's rights thereunder, and (b) if the Entity fails to cure such defaults within sixty (60) days (as specified in the

Financial Agreement), then the Town shall have the right to pursue any and all remedies available under the Financial Agreement, at law and in equity, including but not limited to, termination of the Financial Agreement and all of the Entity's rights thereunder; and

WHEREAS, as of the date of this Ordinance, the Redeveloper and the Entity have failed to submit an application for a building permit, commence construction of the Project or show any good faith efforts to commence or complete the Project in accordance with the Redevelopment Agreement, the Financial Agreement and/or the Default Notices; and

WHEREAS, the cure periods under the respective Default Notices have passed; and

WHEREAS, in light of the Redeveloper's ongoing defaults under the Redevelopment Agreement and the Financial Agreement, and its failure and/or refusal to cure same, the Town desires to terminate the Redevelopment Agreement and the Financial Agreement and all of the Redeveloper's rights thereunder.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, Morris County, State of New Jersey, that the Town's termination of the Redevelopment Agreement, dated October 31, 2023, as amended by the First Amendment to Redevelopment Agreement between the Town of Dover and IOPD Dover QOZB LLC, dated June 26, 2024, and all of the Redeveloper's rights thereunder is hereby authorized and approved; and

BE IT FURTHER ORDAINED, by the Mayor and Town Council of the Town of Dover, Morris County, State of New Jersey, that the Town's termination of the Financial Agreement between the Town of Dover and IOPD Dover QOZB Urban Renewal LLC, dated October 31, 2023, and all of the Entity's rights thereunder is hereby authorized and approved; and

BE IT FURTHER ORDAINED, that the Town Attorney or Redevelopment Counsel are hereby authorized to take any and all actions necessary or desirable to terminate the Redevelopment Agreement and the Financial Agreement and all of the Redeveloper's and the Entity's respective rights thereunder through the serving of a written termination notice on the Redeveloper and the Entity and other documents necessary or desirable to effectuate such termination on terms consistent with this Ordinance and any other terms and conditions deemed advisable by Town Attorney or Redevelopment Counsel; and

BE IT FURTHER ORDAINED, that the Mayor and Clerk are hereby authorized to sign and witness, respectively, any documents necessary or desirable to effectuate the termination of the Redevelopment Agreement and the Financial Agreement and all of the Redeveloper's and the Entity's respective rights thereunder on terms consistent with this Ordinance, and any other terms and conditions deemed advisable by Town Attorney or Redevelopment Counsel, and to perform the Town's obligations and enforce its rights thereunder; and

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

BE IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 20-2026

AN ORDINANCE ESTABLISHING A MINIMUM AND MAXIMUM RANGE OF SALARY AND COMPENSATION FOR CERTAIN TITLES OF OFFICERS AND EMPLOYEES OF THE TOWN OF DOVER

BE IT ORDAINED by the Governing Body of the Town of Dover, County of Morris, State of New Jersey that Chapter 72 “Salaries and Compensation” of the Code of the Town of Dover be and is hereby amended to be in effect for the full calendar year of 2026 provided as follows:

CHAPTER C.

A. The annual salaries and compensation of the officers and employees of the Town of Dover shall be as follows:

Position	Minimum	Maximum
Non-Union Titles		
Accounting Assistant	\$ 50,000.00	\$ 77,250.00
Accounting Assistant PT	\$ 28.00	\$ 42.00
Assistant/Deputy DPW Superintendent	\$ 85,000.00	\$ 130,000.00
Assistant Municipal Treasurer	\$ 75,000.00	\$ 115,000.00
Assistant Zoning Officer	\$ 95,000.00	\$ 145,000.00
Building Inspector	\$ 42,000.00	\$ 120,000.00
Building Sub Code Official PT	\$ 45.00	\$ 75.00
Carpenter	\$ 75,000.00	\$ 90,000.00
Carpenters Helper	\$ 60,000.00	\$ 75,000.00
Chief Financial Officer/Treasurer	\$ 130,000.00	\$ 210,000.00
Chief Financial Officer/Treasurer PT	\$ 45.00	\$ 95.00
Chief Code Enforcement Officer, Asst to the Eng, Zoning Officer, Municipal Recycling Coordinator	\$ 55,000.00	\$ 155,000.00
Code Enforcement Officer	\$ 42,000.00	\$ 80,000.00
Code Enforcement Officer Trainee	\$ 36,000.00	\$ 56,650.00
Code Enforcement Officer Trainee – PT	\$ 25.00	\$ 31.13
Communications Manager	\$ 61,000.00	\$ 110,000.00
Community Services Aide Bilingual	\$ 55,000.00	\$ 95,000.00
Confidential Aide	\$ 40,000.00	\$ 95,000.00
Confidential Assistant	\$ 45,000.00	\$ 72,100.00
Confidential Assistant PT	\$ 25.00	\$ 36.05
Construction Off/ Building SC Off/ Inspector	\$ 55,000.00	\$ 140,000.00
Councilmember	\$ 10,000.00	\$ 15,300.00
Deputy Municipal Clerk	\$ 50,000.00	\$ 90,000.00
Deputy Municipal Department Head	\$ 65,000.00	\$ 135,000.00
Deputy Municipal Department Head PT	\$ 35.00	\$ 75.00

Director of Human Resources	\$ 65,000.00	\$ 125,000.00
Director of Municipal Services/Public Works	\$ 110,000.00	\$ 165,000.00
Director of Parking Utility	\$ 95,000.00	\$ 145,000.00
Director of Recreation	\$ 100,000.00	\$ 150,000.00
Director of Recreation PT	\$ 25.00	\$ 80.00
Electrical Inspector PT	\$ 25.00	\$ 75.00
Executive Secretary	\$ 55,000.00	\$ 95,000.00
Fire Chief	\$ 15,000.00	\$ 25,750.00
Fire Inspector PT	\$ 25.00	\$ 61.80
Fire Official	\$ 100,000.00	\$ 134,000.00
Fire Sub-code Official PT	\$ 25.00	\$ 70.00
Graduate Nurse	\$ 45,000.00	\$ 65,000.00
Health Educator	\$ 61,000.00	\$ 110,000.00
Health Educator PT	\$ 25.00	\$ 45.00
Health Officer	\$ 76,500.00	\$ 125,000.00
Inspector	\$ 42,000.00	\$ 82,400.00
Inspector PT	\$ 25.00	\$ 45.25
Intermittent Groundskeeper	\$ 20.00	\$ 35.00
License Inspector	\$ 56,100.00	\$ 96,900.00
License Inspector PT	\$ 16.00	\$ 53.00
Mayor	\$ 100.00	\$ 32,640.00
Mechanic Helper	\$ 40,000.00	\$ 55,000.00
Mechanic Helper PT	\$ 19.23	\$ 26.44
Mechanical Inspector	\$ 42,000.00	\$ 120,000.00
Municipal Clerk	\$ 65,000.00	\$ 137,000.00
Municipal Clerk PT	\$ 19.00	\$ 75.27
Municipal Court Admin	\$ 73,440.00	\$ 115,000.00
Municipal Court Attendant PT	\$ 16.00	\$ 63.18
Municipal Court Judge	\$ 20,400.00	\$ 60,000.00
Municipal Court Presiding Judge	\$ 20,400.00	\$ 60,000.00
Municipal Engineer	\$ 112,200.00	\$ 210,000.00
Municipal Department Head	\$ 95,000.00	\$ 145,000.00
Municipal Prosecutor	\$ 40,800.00	\$ 55,000.00
Municipal Recycling Coordinator	\$ 60,000.00	\$ 153,000.00
Payroll Clerk	\$ 33,660.00	\$ 73,440.00
Payroll Clerk PT	\$ 18.49	\$ 40.35
Payroll Clerk/HR Manager	\$ 32,640.00	\$ 72,828.00
Plumbing Sub Code Official	\$ 22,000.00	\$ 22,660.00
Professional Standards, Accountability & Cybersecurity Director	\$ 50,000.00	\$ 150,000.00
Public Health Nurse	\$ 55,000.00	\$ 90,000.00
Public Health Nurse PT	\$ 30.22	\$ 49.45
Public Health Nurse Supervisor	\$ 75,000.00	\$ 105,000.00
Public Information Specialist 1, Digital Content/Business Development	\$ 65,000.00	\$ 125,000.00

Public Works Superintendent	\$ 95,000.00	\$ 160,000.00
Qualified Purchasing Agent	\$ 12,000.00	\$ 12,000.00
Recycling Operator PT	\$ 20.00	\$ 30.00
School Crossing Guard II PT	\$ 25.00	\$ 30.00
Seasonal Employees (will change as needed for compliance with minimum wage law)	\$ 16.00	\$ 30.00
Security Guard (seasonal)	\$ 20.00	\$ 30.00
Senior Code Enforcement Officer	\$ 60,000.00	\$ 80,000.00
Special Police Officer	\$ 45,900.00	\$ 87,500.00
Special Police Officer PT	\$ 21.00	\$ 42.00
Stipends for Additional Responsibilities	\$ 1,020.00	\$ 6,120.00
Superintendent of Water Distribution	\$ 85,000.00	\$ 125,000.00
Supervising Engineer	\$ 90,000.00	\$ 140,000.00
Supervising Planner	\$ 95,000.00	\$ 130,000.00
Tax Assessor	\$ 25,500.00	\$ 68,340.00
Tax Collector	\$ 70,000.00	\$ 115,000.00
Town Administrator	\$ 127,500.00	\$ 238,000.00
Water Superintendent	\$ 96,900.00	\$ 159,000.00
OPEIU (White Collar Union) Titles		
Account Clerk	\$ 45,000.00	\$ 72,100.00
Administrative Clerk	\$ 45,000.00	\$ 72,100.00
Administrative Clerk/Registrar of Vital Statistics	\$ 60,000.00	\$ 82,400.00
Analyst Trainee	\$ 75,000.00	\$ 97,850.00
Board Secretary	\$ 1,000.00	\$ 5,000.00
Sec. PB/BOA/& HP	\$ 40,800.00	\$ 86,700.00
Clerk 1	\$ 45,000.00	\$ 72,100.00
Clerk 1 BL	\$ 45,000.00	\$ 72,100.00
Clerk 1/Telephone Operator	\$ 40,000.00	\$ 72,100.00
Clerk 2	\$ 45,000.00	\$ 72,100.00
Clerk 2 BL	\$ 45,000.00	\$ 72,100.00
Communications Operator	\$ 40,000.00	\$ 72,100.00
Communications Operator PT	\$ 25.00	\$ 36.05
Community Relations Specialist	\$ 40,000.00	\$ 95,000.00
Deputy Court Administrator	\$ 45,000.00	\$ 87,550.00
Deputy Court Administrator BL	\$ 45,000.00	\$ 87,550.00
Deputy Registrar of Vital Statistics	\$ 45,000.00	\$ 82,400.00
Keyboarding Clerk 1	\$ 32,000.00	\$ 72,100.00
Keyboarding Clerk 1 PT	\$ 16.00	\$ 30.90
Keyboarding Clerk 1 BL	\$ 32,000.00	\$ 72,100.00
Keyboarding Clerk 2	\$ 40,000.00	\$ 72,100.00
Keyboarding Clerk BL 2	\$ 40,000.00	\$ 72,100.00
Keyboarding Clerk 3	\$ 42,000.00	\$ 72,100.00
Keyboarding Clerk BL 3	\$ 42,000.00	\$ 72,100.00
Keyboarding Clerk 4	\$ 44,000.00	\$ 80,340.00

Keyboarding Clerk BL 4	\$ 44,000.00	\$ 80,340.00
Keyboarding Clerk/Clerk Typist PT	\$ 17.00	\$ 30.00
Parking Enforcement Officer	\$ 40,000.00	\$ 65,000.00
Parking Enforcement Officer PT	\$ 17.64	\$ 36.05
Parking Enforcement Officer/Parking Meter Collector FT	\$ 45,000.00	\$ 65,000.00
Parking Enforcement Officer/Parking Meter Collector PT	\$ 18.00	\$ 36.05
Police Aide	\$ 50,000.00	\$ 61,800.00
Police Aide PT	\$ 16.00	\$ 35.00
Principal Account Clerk	\$ 45,000.00	\$ 77,250.00
Principal Account Clerk BL	\$ 45,000.00	\$ 77,250.00
Principal Cashier/Typing	\$ 50,000.00	\$ 77,250.00
Principal Cashier/Typing BL	\$ 50,000.00	\$ 80,340.00
Principal Payroll Clerk/Pension Clerk	\$ 50,000.00	\$ 82,400.00
Principal Registered Environmental Health Specialist	\$ 74,500.00	\$ 98,500.00
Records Support Technician 1	\$ 44,000.00	\$ 72,100.00
Records Support Technician 1 BL	\$ 44,000.00	\$ 72,100.00
Records Support Technician 2	\$ 44,000.00	\$ 77,250.00
Records Support Technician BL 2	\$ 44,000.00	\$ 77,250.00
Records Support Technician 3	\$ 44,000.00	\$ 82,400.00
Records Support Technician 3 BL	\$ 44,000.00	\$ 82,400.00
Recreation Aide	\$ 35,000.00	\$ 77,250.00
Recreation Aide BL	\$ 35,000.00	\$ 77,250.00
Recreation Aide PT	\$ 20.00	\$ 30.90
Recreation Aide PT BL	\$ 20.00	\$ 30.90
Recreation Leader	\$ 55,000.00	\$ 95,000.00
Registered Environmental Health Specialist Public Health	\$ 66,300.00	\$ 89,301.00
Registered Environmental Health Specialist Trainee Public Health	\$ 45,900.00	\$ 73,542.00
Registrar of Vital Statistics	\$ 45,000.00	\$ 82,400.00
Sanitation Inspector	\$ 55,000.00	\$ 77,250.00
Sanitation Inspector PT	\$ 20.00	\$ 42.00
Sanitation Worker	\$ 50,000.00	\$ 72,100.00
Sanitation Worker PT	\$ 16.00	\$ 25.75
Senior Account Clerk	\$ 45,000.00	\$ 72,100.00
Senior Account Clerk Typist PT	\$ 17.00	\$ 30.90
Senior Clerk Transcriber	\$ 44,000.00	\$ 72,100.00
Senior Communications Operator	\$ 40,000.00	\$ 72,100.00
Senior Parking Enforcement Off FT	\$ 48,000.00	\$ 66,950.00
Senior Registered Environmental Health Specialist	\$ 56,226.00	\$ 90,000.00
Tax Clerk Typing	\$ 40,000.00	\$ 72,100.00
Technical Assistant	\$ 44,000.00	\$ 72,100.00
Technical Assistant BL	\$ 44,000.00	\$ 72,100.00

Violations Clerk	\$ 32,000.00	\$ 77,250.00
Teamster (Blue Collar Union) Titles		
Building Maintenance Worker	\$ 45,000.00	\$ 75,000.00
Building Maintenance Worker PT	\$ 20.00	\$ 45.00
Equipment Operator	\$ 51,000.00	\$ 95,000.00
Laborer	\$ 45,000.00	\$ 65,000.00
Maint. Worker Grnd/Maint. Rep.	\$ 35,000.00	\$ 85,000.00
Mechanic	\$ 51,000.00	\$ 95,000.00
Motor Vehicle Operator PT	\$ 16.00	\$ 40.00
Public Works Repairer	\$ 44,000.00	\$ 80,000.00
Senior Mechanic	\$ 54,000.00	\$ 95,000.00
Senior Public Works Repairer	\$ 54,000.00	\$ 95,000.00
Senior Water Repairer	\$ 54,000.00	\$ 95,000.00
Supervisor Mechanic	\$ 60,000.00	\$ 105,000.00
Supervisor/Foreman (working)	\$ 60,000.00	\$ 105,000.00
Truck Driver	\$ 47,000.00	\$ 85,000.00
Water Meter Reader/Repairer	\$ 50,000.00	\$ 90,000.00
Water Repairer	\$ 50,000.00	\$ 90,000.00
FMBA Titles		
Fire Captain	\$ 146,505.00	\$ 175,000.00
Fire Fighter	\$ 50,000.00	\$ 160,000.00
Fire Fighter – Academy	\$ 43,000.00	\$ 54,000.00
Fire Lieutenant	\$ 140,000.00	\$ 170,000.00
SOA & PBA Titles		
Police Captain	\$ 174,752.00	\$ 205,000.00
Police Chief	\$ 200,000.00	\$ 275,000.00
Police Deputy Chief	\$ 182,033.00	\$ 212,000.00
Police Lieutenant	\$ 167,762.00	\$ 197,000.00
Police Officer	\$ 45,000.00	\$ 170,000.00
Police Sergeant	\$ 157,701.00	\$ 189,200.00

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 21-2026

**AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS,
STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN
FOR THE 1 TOWPATH SQUARE / HARRY LOORY REDEVELOPMENT AREA
(BLOCK 1205, LOTS 1, 2, 10, 11, 12 AND 13 AND BLOCK 1206, LOT 16)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of parcels of property designated as areas in need of redevelopment; and

WHEREAS, the Mayor and Town Council of the Town of Dover (the “Town Council”) serve as an instrumentality and agency of the Town pursuant to the Redevelopment Law for the purpose of implementing a redevelopment plan and carrying out redevelopment projects within a redevelopment area; and

WHEREAS, the Town Council previously directed the Planning Board of the Town of Dover (the “Planning Board”) to conduct a preliminary investigation to determine whether certain properties shown on the official Tax Map of the Town of Dover as Block 1205, Lots 1, 2, 10, 11, 12 and 13, and Block 1206, Lot 16 (collectively, the “Property” or “Redevelopment Area”), commonly known as the former Harry Loory Furniture Store / 1 Towpath Square site, constitute a non-condemnation area in need of redevelopment under the Redevelopment Law; and

WHEREAS, following the Planning Board’s investigation, public hearing, and recommendation, the Town Council designated the Property as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law and authorized the preparation of a redevelopment plan for the Property; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “1 Towpath Square Redevelopment Plan, Block 1205 Lots 1, 2, 10, 11, 12, 13 and Block 1206 Lot 16, Town of Dover, Morris County, New Jersey,” dated August 14, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan establishes two subdistricts and sets forth the land use, bulk, design, density, parking, and other regulations governing the redevelopment of the Property, including, in Subdistrict A (Block 1205, Lots 1, 2, 10, 11, 12 and 13), mixed-use development with a maximum of 136 multifamily residential units (no dwelling units at street level), ground-floor commercial uses, maximum building height of 65 feet / 6 stories, and related standards, and in Subdistrict B (Block 1206, Lot 16), a maximum of five townhouse units with related commercial uses, all consistent with the goals of the Town’s Master Plan and the State Development and Redevelopment Plan; and

WHEREAS, the Redevelopment Plan requires design review and coordination with the Historic Preservation Commission because the Property is located in the Historic District; and

WHEREAS, on August 18, 2026, the Town Council is introducing this Ordinance to adopt the Redevelopment Plan and, pursuant to N.J.S.A. 40A:12A-7(e), will refer this Ordinance and the Redevelopment Plan to the Planning Board for its review and recommendations as to the consistency of the Redevelopment Plan with the Town’s Master Plan; and

WHEREAS, the Planning Board is expected to consider and review the Redevelopment Plan and to transmit its findings and recommendations to the Town Council prior to second reading and public hearing on this Ordinance; and

WHEREAS, the Town Council finds that the adoption of the Redevelopment Plan is in the best interests of the Town and will promote the public health, safety, and general welfare by facilitating the appropriate redevelopment of the Property;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, as follows:

Section 1. Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the Redevelopment Plan entitled “1 Towpath Square Redevelopment Plan, Block 1205 Lots 1, 2, 10, 11, 12, 13 and Block 1206 Lot 16, Town of Dover, Morris County, New Jersey,” dated August 14, 2026, prepared by John McDonough Associates, LLC, a copy of which is attached hereto and made a part hereof.

Section 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of this Ordinance shall be deemed valid and effective.

Section 3. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4. To the extent that any portion of the Redevelopment Plan conflicts with, amends, or modifies any provision of any other of the Town’s development regulations, the Redevelopment Plan shall supersede, amend, or modify, as applicable, such development regulations, and the zoning district map included in the Town’s zoning ordinance is hereby deemed amended accordingly to reflect that Block 1205, Lots 1, 2, 10, 11, 12 and 13, and Block 1206, Lot 16 are zoned in accordance with the Redevelopment Plan.

Section 5. This Ordinance shall be part of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code, as though codified and fully set forth therein. The Town Clerk shall have this Ordinance codified and incorporated in the official copies of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code.

Section 6. The Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public.

Section 7. Prior to adoption of this Ordinance on second and final reading, the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12A-7(e).

Section 8. This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage, adoption, and publication as required by law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 22-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 1206, LOTS 2, 3, 4 & 5 (NORTH WARREN STREET & WEST BLACKWELL STREET)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of parcel(s) of property designated as “areas in need of redevelopment”; and

WHEREAS, the Mayor and Town Council of the Town of Dover (the “Town Council”) serve as an instrumentality and agency of the Town pursuant to the Redevelopment Law for the purpose of implementing a redevelopment plan and carrying out redevelopment projects within a redevelopment area; and

WHEREAS, by Resolution No. 239-2024, the Town Council directed the Planning Board of the Town of Dover (the “Planning Board”) to conduct a preliminary investigation of properties known as 5-7-9 North Warren Street, 3 North Warren Street, 17 West Blackwell Street and 19 West Blackwell Street, shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5 (collectively, the “Property” or “Redevelopment Area”), to determine whether such Property constitutes an area in need of redevelopment under the Redevelopment Law; and

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

WHEREAS, Graviano & Gillis Architects & Planners, LLC prepared a redevelopment plan for the Property entitled “Redevelopment Plan – Block 1206 Lots 2, 3, 4 & 5, Town of Dover, Morris County, New Jersey,” dated August 11, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan sets forth the land use, bulk, design, density, parking, landscaping, lighting, signage and other regulations governing the redevelopment of the Property, including mixed-use residential and commercial development with a maximum of eight (8) dwelling units on Lot 2 and a maximum of twenty (20) dwelling units on Lots 3, 4 and 5 (combined), ground-floor commercial uses, maximum building height of sixty-five (65) feet, zero minimum setbacks (subject to Building Code), 100% maximum building and impervious coverage, no required off-street parking, and detailed design standards consistent with the historic architecture of the area and the goals of the Town’s Master Plan and the State Development and Redevelopment Plan; and

WHEREAS, pursuant to the Redevelopment Plan, Lot 2 may be developed as a standalone lot, while Lots 3, 4 and 5 shall be merged during the site plan/subdivision application before the Planning Board; and

WHEREAS, on August 18, 2026, the Town Council is introducing this Ordinance to adopt the Redevelopment Plan and, pursuant to N.J.S.A. 40A:12A-7(e), will refer this Ordinance and the Redevelopment Plan to the Planning Board for its review and recommendations as to the consistency of the Redevelopment Plan with the Town’s Master Plan; and

WHEREAS, the Planning Board is expected to consider and review the Redevelopment Plan and to transmit its findings and recommendations to the Town Council prior to second reading and public hearing on this Ordinance; and

WHEREAS, the Town Council finds that the adoption of the Redevelopment Plan is in the best interests of the Town and will promote the public health, safety, and general welfare by facilitating the appropriate redevelopment of the Property;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, as follows:

Section 1. Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the Redevelopment Plan entitled “Redevelopment Plan – Block 1206 Lots 2, 3, 4 & 5, Town of Dover, Morris County, New Jersey,” dated August 11, 2026, prepared by Graviano & Gillis Architects & Planners, LLC, a copy of which is attached hereto and made a part hereof.

Section 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of this Ordinance shall be deemed valid and effective.

Section 3. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4. To the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town’s development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations, and the zoning district map included in the Town’s zoning ordinance is hereby deemed amended accordingly to reflect that Block 1206, Lots 2, 3, 4 and 5 are zoned in accordance with the Redevelopment Plan.

Section 5. This Ordinance shall be part of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code, as though codified and fully set forth therein. The Town Clerk shall have this Ordinance codified and incorporated in the official copies of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code.

Section 6. The Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public.

Section 7. Prior to adoption of this Ordinance on second and final reading, the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12A-7(e).

Section 8. This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage, adoption, and publication as required by law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



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
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

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
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

RESOLUTION NO. 154-2026

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:	\$2,689,350.12
GENERAL CAPITAL ACCT claims in the amount of:	\$14,851.44
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$182,317.44
WATER CAPITAL ACCT claims in the amount of:	\$7,500.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$6,180.34
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$5,726.75
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$69,740.55
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$20.40
RECYCLING TRUST ACCT claims in the amount of:	\$775.21
TRUST/OTHER ACCT claims in the amount of:	\$154,526.59
TOTAL CLAIMS TO BE PAID	\$3,130,988.84

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:	\$5,908.38
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$3,488.02
WATER UTILITY OPERATING claims in the amount of:	\$2,378.71
TOTAL CLAIMS PAID	\$11,775.11
TOTAL BILL LIST RESOLUTION	\$3,142,763.95

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 08/18/2026



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 155-2026

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.

GEOS TAXI LLC

2013 TOYOTA CAMRY	OT419h	4T1BD1FK6DU092219	RENEWAL	TAXI #45
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PREMIER CAR SERVICES CORP.

2016 TOYOTA CAMRY	OT502L	4T1BF1FK7GU149106	RENEWAL	TAXI #5
2016 HONDA CIVIC	OT135K	19XFC1F93GE207173	RENEWAL	TAXI #11
2018 TOYOTA SIENNA	OT134K	5TDJZ3DC7JS192189	RENEWAL	TAXI #12
2016 TOYOTA CAMRY	OT533J	4T1BF1FK7GU216951	RENEWAL	TAXI #63

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 156-2026

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

WHEREAS, applications for taxicab driver's licenses have been made by the person listed below;
and

WHEREAS, the Police Department of the Town of Dover has reviewed their application and has
advised that there is no prohibition to the issuance of their license; and

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

GEOS TAXI LLC

Arias-Caraballo, Hipolito R.
Garcia Gregorio, Miguel Adolfo

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 157-2026

RESOLUTION OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING FOR THE ISSUANCE OF SPECIAL EMERGENCY NOTES IN AN AMOUNT NOT TO EXCEED \$60,000 TO FUND THE COST OF THE PREPARATION OF AN APPROVED TAX MAP OF THE TOWN

WHEREAS, pursuant to N.J.S.A. 40A:4-53(a) and an ordinance finally adopted on July 21, 2026 (the "Ordinance"), the Town Council of the Town of Dover, in the County of Morris, State of New Jersey (the "Town") authorized a special emergency appropriation in the amount of \$60,000 to finance the preparation of an approved tax map in the Town; and

WHEREAS, in accordance with N.J.S.A. 40A:4-55 and the Ordinance, the Town now seeks to issue special emergency notes, which may be renewed from time to time, to finance the preparation of an approved tax map of the Town and at least 1/5 of all such special emergency notes, including renewals thereof, shall mature and be paid in each year, so that all notes and renewals shall have matured and have been paid not later than the last day of the fifth year following the date of original issuance of the special emergency notes.

NOW, THEREFORE, BE IT RESOLVED (not less than two-thirds of all the members of the governing body thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-55:

1. A special emergency appropriation has previously been made in the amount of \$60,000 to provide for the preparation of an approved tax map of the Town.
2. In accordance with N.J.S.A. 40A:4-55, special emergency notes are hereby authorized by the Town Council of the Town to be issued in an amount not to exceed \$60,000.
3. At least 1/5 of all such special emergency notes, including renewals thereof, authorized hereunder shall mature and be paid in each year, so that all notes and renewals shall have matured and have been paid not later than the last day of the fifth year following the date of original issuance of the special emergency notes.
4. The special emergency notes shall be executed by the Mayor and the Chief Financial Officer of the Town and the official seal shall be thereunto affixed, imprinted or reproduced and attested by the Clerk of the Town. All notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Town. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the Town. It is hereby delegated to the Chief Financial Officer of the Town the authority to determine all matters in connection with the notes issued, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. The Chief Financial Officer is also hereby authorized to sell part

or all of the notes from time to time at a public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest, if any, thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Town Council of the Town at the meeting next succeeding the date when any sale or delivery of the special emergency notes pursuant to this resolution is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the special emergency notes so sold, the price obtained and the name of the purchaser.

5. A certified copy of this resolution shall be filed with the Director of the Division of Local Government Services, within the New Jersey Department of Community Affairs.
6. This resolution shall become immediately effective in accordance with law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 158-2026

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE COUNTY OF MORRIS IN THE STATE OF NEW JERSEY FOR THE CONTINUATION OF A CONSORTIUM TO CONDUCT THE HOME INVESTMENT PARTNERSHIP PROGRAM

WHEREAS, certain Federal funds have been available to Morris County under Title II of the National Affordable Housing Act of 1990; and

WHEREAS, the U.S. Department of Housing and Urban Development requires an agreement to allow the Town of Dover to join the County of Morris in a Consortium in order to participate in the HOME Investment Partnership Program; and

WHEREAS, the three-year renewal period for the Agreement forming the Consortium for the purpose of the HOME Investment Partnership Program is subject to renewal; and

WHEREAS, the new term for the renewal is Fiscal Years 2027, 2028 and 2029 and the County proposes a self-renewing agreement for subsequent three-year terms until such time as the Town of Dover or the County choose to dissolve the Consortium; and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1 et seq.) provides a mechanism through which the urban county and a municipality may enter into agreements for the provision of joint services; and

WHEREAS, it is in the best interest of the Town of Dover to enter into such an agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, that the Agreement between the County of Morris, State of New Jersey, and the Town of Dover, State of New Jersey, to form a Consortium for the purpose of conducting HOME Investment Partnership activities is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Town Clerk are hereby authorized to execute said Agreement on behalf of the Town of Dover, a copy of which is on file in the Finance Department.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its enactment.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 159-2026

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

WHEREAS, AC Doit Corp. filed an application for a Catering Permit for a special event to be held in Crescent Field Parking Lot; and

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

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

1. A Catering Permit for AC Doit Corp. is approved to be held on Wednesday, August 19, 2026 through Friday, August 21, 2026 from 6:00 pm through 10:00 pm and Saturday, August 22, 2026 from 2:00 pm through 10:00 pm and Sunday, August 23, 2026 from 2:00 pm through 7:00 pm.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 160-2026

RESOLUTION AUTHORIZING THE REFUND OF A CONSTRUCTION PERMIT FEE

WHEREAS, the Town of Dover received a building permit fee and zoning permit fee from Alpha Investments, LLC concerning property located at 263 East Blackwell Street, Dover, NJ; and

WHEREAS, a building permit fee and zoning permit fee in the amount of \$302.00 was paid to the Town in connection with said permit application, Permit No. 20260188 and Permit No. 4098; and

WHEREAS, it has been determined by the appropriate Town official that a refund of the construction permit and zoning permit, is appropriate due to being issued in error; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Dover, County of Morris, State of New Jersey, that the Town is hereby authorized to refund \$302.00 to Alpha Investments, LLC for the building permit fee associated with Permit No. 20260188 and Permit No. 4098; and

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized and directed to take all necessary action to process and issue said refund.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be provided to the appropriate Town departments and officials for their information and necessary action.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 161-2026

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

WHEREAS, Casa Puerto Rico, Inc. filed an application for their Special Permit for Social Affairs to be held at 50 West Blackwell Street; and

WHEREAS, Casa Puerto Rico, Inc. is a non-profit organization and is permitted to have twenty-five events per year; and

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

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

1. A Social Affair Permit for Casa Puerto Rico, Inc. is approved to be held on Sunday, September 6, 2026 from 12:00 pm through 9:00 pm.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 162-2026

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING AND APPROVING A MORTGAGE AGREEMENT UNDER THE TOWN'S HOUSING REHABILITATION PROGRAM

WHEREAS, the Town of Dover operates a Housing Rehabilitation Program to provide funding to eligible homeowners to assist in the repair, rehabilitation, or reconstruction of their homes; and

WHEREAS, Maria Marcinko (the "Homeowner") is the owner of the property located at 59 Parker Street, Dover, New Jersey 07801, Block No. 1401, Lot No. 9A (the "Property"); and

WHEREAS, the Homeowner submitted an application to the Town's Fair Housing Officer, in consideration of the Housing Rehabilitation Program, for funding in connection with certain improvements and/or rehabilitation for the Property by way of deferred loan; and

WHEREAS, the Town has determined that the Homeowner is eligible to receive funding for the rehabilitation of the Property by way of deferred loan; and

WHEREAS, the funding will be provided to the Homeowner by way of a mortgage for direct subsidy with perpetual lien agreement in the amount of twenty-thousand dollars (\$20,000) (the "Mortgage Agreement")

WHEREAS, the Chief Financial Officer of the Town has certified the availability of the aforementioned funds in the Town's Local Revolving Loan Fund; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris, and the State of New Jersey, that the Mayor and Town Council hereby authorize the Mayor and Clerk to execute the Mortgage Agreement and any other required legal documents with the Homeowner on behalf of the Town to be used for the rehabilitation of the Property.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 163-2026

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING AND APPROVING A MORTGAGE AGREEMENT UNDER THE TOWN'S HOUSING REHABILITATION PROGRAM

WHEREAS, the Town of Dover operates a Housing Rehabilitation Program to provide funding to eligible homeowners to assist in the repair, rehabilitation, or reconstruction of their homes; and

WHEREAS, Gregoria Diaz De Pinales (the "Homeowner") is the owner of the property located at 122 Prospect Street, Dover, New Jersey 07801, Block No. 1101, Lot No. 43 (the "Property"); and

WHEREAS, the Homeowner submitted an application to the Town's Fair Housing Officer, in consideration of the Housing Rehabilitation Program, for funding in connection with certain improvements and/or rehabilitation for the Property by way of deferred loan; and

WHEREAS, the Town has determined that the Homeowner is eligible to receive funding for the rehabilitation of the Property by way of deferred loan; and

WHEREAS, the funding will be provided to the Homeowner by way of a mortgage for direct subsidy with perpetual lien agreement in the amount of twenty-thousand dollars (\$20,000) (the "Mortgage Agreement")

WHEREAS, the Chief Financial Officer of the Town has certified the availability of the aforementioned funds in the Town's Local Revolving Loan Fund; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris, and the State of New Jersey, that the Mayor and Town Council hereby authorize the Mayor and Clerk to execute the Mortgage Agreement and any other required legal documents with the Homeowner on behalf of the Town to be used for the rehabilitation of the Property.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 164-2026

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, WAIVING PROPERTY TAX INTEREST ASSESSED FOR THE PROPERTY LOCATED AT 7-9 WEST BLACKWELL STREET, DOVER, NJ

WHEREAS, pursuant to N.J.S.A. 54:4-64, the tax collector of a taxing district in this State is responsible for preparing and mailing or otherwise delivering tax bills to the individuals assessed; and

WHEREAS, N.J.S.A. 54:4-67 authorizes the governing body of a municipality, by resolution, to fix a rate of interest to be charged for nonpayment of taxes, assessments, and other municipal liens; and

WHEREAS, the Town of Dover ("Town") issued and mailed a property tax assessment notice relating to the real property located at 7-9 West Blackwell Street, Dover, New Jersey, 07801 (Block 1207, Lot 4) (hereafter referred to as "Property"); and

WHEREAS, the property owner maintains its principal place of business at 11 South Essex Street, Dover, New Jersey, 07801; and

WHEREAS, the Town inadvertently sent notice to the subject Property's address, rather than the property owner's place of business; and

WHEREAS, as a result of the mailing of the property tax notice to the Property rather than to the owner's address, the owner did not receive the notice in sufficient time to make payment; and

WHEREAS, the Town subsequently assessed a delinquent property tax penalty totaling \$1,023.60 against the owner in connection with the Property; and

WHEREAS, the Property owner has since received the property tax notice, and as of the date of this Resolution, has paid for the property taxes in full;

WHEREAS, pursuant to N.J.S.A. 54:4-99, the governing body of a municipality may abate, revise, adjust, settle any past due taxes, assessments and other municipal charges, both of principal and of any and all interest and penalties thereon, as it shall deem equitable and just and be for the best interests of the municipality; and

WHEREAS, the Mayor and Town Council for the Town of Dover find it to be in the best interest to waive the delinquent property tax interest fees for the aforementioned Property;

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 Town hereby authorizes and directs the Tax Collector to waive and abate the delinquent property tax interest charged for the property located at 7-9 West Blackwell Street, Dover, New Jersey, 07801 (Block 1207, Lot 4) in the amount of 1,023.60;
2. The Tax Collector is hereby authorized and directed to make such entries and adjustments to the municipal tax records as are necessary by this Resolution.
3. This waiver applies solely to the interest charged as of July 2026. It shall not constitute a waiver, abatement, reduction, or forgiveness of any future taxes, assessments, or liens imposed in accordance with the law.
4. This Resolution shall take immediate effect upon adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____