



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover

August 19, 2025 at 7:00PM

Zoom

Meeting ID 840 8165 8624, Passcode 730128

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

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6.” Notice of the meeting was sent to the Daily Record and Citizen on Thursday, January 2, 2025 and published in the Daily Record on Tuesday, January 7, 2025 and the Citizen on Wednesday, January 8, 2025. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. Additionally, this meeting was readvertised for. Notice of the meeting was sent to the Daily Record and Citizen on Thursday, July 24, 2025 and was published in both papers on Wednesday, July 30, 2025. All notices were posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. A copy of said notices is on file with the Municipal Clerk.

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

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

E) APPROVAL OF MINUTES

- May 27, 2025
- June 24, 2025
- July 15, 2025
- July 22, 2025

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

PRESENTATION OF THE 2025 MUNICIPAL BUDGET—John Mooney, Auditor

- a. Ordinance 20-2025 An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank
- b. Resolution 199-2025 Resolution to Amend Introduced Capital Budget
- a. Resolution 200-2025 Resolution to Amend Introduced Budget

Public Hearing on the 2025 Municipal Budget

Audit Discussion

- a. Resolution 201-2025 Resolution Authorizing the Adoption of the 2024 Audit
- b. Resolution 202-2025 Resolution for Corrective Action Plan for 2024 Audit Report of the Town of Dover, County of Morris, State of New Jersey

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

I) ORDINANCES FOR FIRST READING

- A. Ordinance 21-2025 An Ordinance of the Town of Dover Authorizing and Approving the Termination of the Redevelopment Agreement and the Financial Agreement Between the Town of Dover and Towpath Urban Renewal Company, LLC
- B. Ordinance 22-2025 An Ordinance of the Town of Dover Authorizing and Approving the Termination of the Financial Agreement Between the Town of Dover and Prospect Urban Renewal Townhomes, LLC
- c. Ordinance 23-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey Providing Handicapped Parking Space at 291 West Clinton Street
- d. Ordinance 24-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey Amending and Supplementing Chapter 72, Salaries and Compensation
- e. Ordinance 25-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, and State of New Jersey Amending Chapter 236, Land Use and Development, of the Code of the Town of Dover, by Establishing a Historic Preservation Commission
- f. Ordinance 26-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, New Jersey Adopting the Overall Bassett Highway Redevelopment Plan

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- c. Ordinance 12-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey, Amending and Supplementing Chapter 328, Smoking

K) APPROVAL OF BILLS

- a. Resolution 203-2025 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

2) CONSENT AGENDA RESOLUTIONS

- a. Resolution 204-2025 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 205-2025 Approving Taxicab Driver Licenses
- c. Resolution 206-2025 Approving a Social Affair Permit
- d. Resolution 207-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application 02-16 to the Applicant
- e. Resolution 208-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application 03-16 to the Applicant
- f. Resolution 209-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application 05-16 to the Applicant
- g. Resolution 210-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP-03-16 to the Applicant
- h. Resolution 211-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP-17-01 to the Applicant
- i. Resolution 212-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP-18-04 to the Applicant
- j. Resolution 213-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP-19-01 to the Applicant
- k. Resolution 214-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP-19-02 to the Applicant
- l. Resolution 215-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP-19-05 to the Applicant
- m. Resolution 216-2025 To Refund the Remaining Balance of the Escrow Account for Historic Preservation Application HPC18-01 to the Applicant
- n. Resolution 217-2025 To Refund the Remaining Balance of the Escrow Account for Historic Preservation Application HPC18-02 to the Applicant
- o. Resolution 218-2025 To Refund the Remaining Balance of the Escrow Account for Historic Preservation Application HPC19-02 to the Applicant
- p. Resolution 219-2025 To Refund the Remaining Balance of the Escrow Account for Historic Preservation Application HPC19-02 to the Applicant (Capodagli)
- q. Resolution 220-2025 To Refund the Remaining Balance of the Escrow Account for Historic Preservation Application HPC19-03 to the Applicant
- r. Resolution 221-2025 To Refund the Remaining Balance of the Escrow Account for Historic Preservation Application HPC19-06 to the Applicant
- s. Resolution 222-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P17-01 to the Applicant

- t. Resolution 223-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P17-02 to the Applicant
- u. Resolution 224-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P17-03 to the Applicant
- v. Resolution 225-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P17-04 to the Applicant
- w. Resolution 226-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P17-06 to the Applicant
- x. Resolution 227-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P17-07 to the Applicant
- y. Resolution 228-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P18-03 to the Applicant
- z. Resolution 229-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P19-04 to the Applicant
- aa. Resolution 230-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P19-05 to the Applicant
- bb. Resolution 231-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P19-10 to the Applicant
- cc. Resolution 232-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application SD-01-16 to the Applicant
- dd. Resolution 233-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application SP-01-16 to the Applicant
- ee. Resolution 234-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application SP-06-16 to the Applicant
- ff. Resolution 235-2025 To Refund the Remaining Balance of the Escrow Account for Zoning Board of Adjustment Application Z17-01 to the Applicant
- gg. Resolution 236-2025 To Refund the Remaining Balance of the Escrow Account for Zoning Board of Adjustment Application Z17-03 to the Applicant
- hh. Resolution 237-2025 To Refund the Remaining Balance of the Escrow Account for Zoning Board of Adjustment Application Z18-01 to the Applicant
- ii. Resolution 238-2025 To Refund the Remaining Balance of the Escrow Account for Zoning Board of Adjustment Application Z18-02 to the Applicant
- jj. Resolution 239-2025 To Refund the Remaining Balance of the Escrow Account for Zoning Board of Adjustment Application Z19-01 to the Applicant
- kk. Resolution 240-2024 To Refund the Remaining Balance of the Escrow Account for Planning Board Application P19-11 to the Applicant
- ll. Resolution 241-2025 To Refund the Remaining Balance of the Escrow Account for Planning Board Application EWSP-17-02 to the Applicant
- mm. Resolution 242-2025 Approving a Mobile Retail Food Establishment(s), Big D's Hotdogs
- nn. Resolution 243-2025 Approving a Mobile Retail Food Establishment(s), Blanquita's Ice Cream
- oo. Resolution 244-2025 Approving a Mobile Retail Food Establishment(s), Victoria's Ice Cream
- pp. Resolution 245-2025 Approving a Mobile Retail Food Establishment(s), Parche Burger Dover, LLC

- qq. Resolution 246-2025 Approving a Grant Funded Stormwater Management Study Provided by the New Jersey Institute of Technology (NJIT)
- rr. Resolution 247-2025 Authorizing a Morris County Trail Construction Grant Application

3) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 248-2025 Approving the Renewal of Alcoholic Beverage Licenses for 2025-2026
- b. Resolution 249-2025 Approving Tax Appeal Settlement for Block 703, Lot 8
- c. Resolution 250-2025 Authorizing the Renewal of Membership in the Morris County Municipal Joint Insurance Fund
- d. Resolution 251-2025 Authorizing Settlement of Tax Appeal Entitled John O'Brien & Ramon Lopez, Sr. & Nancy V Dover Town Docket No. 011187-2015 for Block 4023, Lot 8 Known as 38 Glenwood Avenue for Tax Year 2015
- e. Resolution 252-2025 Declaring a Certain Area Known as Block 12818, Lots 13, 20, 21 and 23; and Block 1325, Lots 8 and 9 in the Town of Dover a Non-Condemnation Area in Need of Redevelopment (Lot F and Lot H)
- f. Resolution 253-2025 Authorizing Adoption of 360 Advantage Program, Including Voluntary Benefits Offered through Allstate/Delta Dental for the Employees of the Town of Dover

M) OLD BUSINESS

N) NEW BUSINESS

- 1. New Business Items

O) PUBLIC COMMENT—Three minutes per person

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

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

P) CLOSED/EXECUTIVE SESSION

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 20-2025

CALENDAR YEAR 2025

**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Council of the Town of Dover in the County of Morris finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Council hereby determines that a 1% increase in the budget for said year, amounting to \$251,708.58 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Mayor and Council hereby determine that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Town of Dover, in the County of Morris, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Town of Dover shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$880,980.03, and that the CY 2025 municipal budget for the Town of Dover be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____

RESOLUTION NO. 199-2025
RESOLUTION TO AMEND INTRODUCED BUDGET

Now, Therefore, Be It Resolved by the Governing Body of the Town Of Dover, County of Morris, that the following amendments to the approved budget of 2025 be made:

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	FROM	TO
Capital Budget		
Intermediate Tank Rehabilitation	\$ -	\$ 1,620,000.00
Redundant .75mg Storage Tank Fox Hill	\$ -	\$ 2,500,000.00
SCADA	\$ -	\$ 100,000.00
On Site Electrical Improvements	\$ -	\$ 1,000,000.00
Lead Service Line Replacement	\$ -	\$ 7,050,000.00
Lead Inventory	\$ -	\$ 50,000.00
Lead Service Line Replacement	\$ -	\$ 5,700,000.00
General Engineering Services	\$ -	\$ 150,000.00
General Engineering Services	\$ -	\$ 150,000.00
Demolish Abandon Water Storage Reservoirs	\$ -	\$ 180,000.00
Reservoir Ave Booster Station Improvements	\$ -	\$ 300,000.00
Water Meter Replacement	\$ -	\$ 400,000.00
Valve Replacement Program	\$ -	\$ 600,000.00
On Call Hydrants and Valves	\$ -	\$ 750,000.00
Victory Gardens ACP Water Main Replacement	\$ -	\$ 800,000.00
Pipe Replacement	\$ -	\$ 2,100,000.00
Interconnection Testing and Improvements	\$ -	\$ 75,000.00
Valve Maintenance Trailer	\$ -	\$ 200,000.00
Water Main Improvements Phase 1	\$ -	\$ 328,000.00
Valve Replacement Program	\$ -	\$ 600,000.00
On Call Hydrants and Valves	\$ -	\$ 750,000.00
Critical Water Main and Valve Improvements	\$ -	\$ 900,000.00
Victory Gardens Water Line Improvements	\$ -	\$ 1,300,000.00
Pipe Replacement	\$ -	\$ 1,400,000.00
Water Main Improvements	\$ -	\$ 2,200,000.00
PFAS Water Treatment Facility	\$ -	\$ 7,400,000.00
PFAS Engineering Design and Construction	\$ -	\$ 1,100,000.00
Capital Budget	-	39,703,000.00

Be It Further Resolved, that three certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for their certification of the local municipal budget so amended.

Be it Further Resolved, that a public hearing on said amendment is to be held at the Municipal Building on August 19 at 6:00 PM.

It is hereby certified that this is a true copy of a resolution amending the budget, adopted by the governing body on the 19th day of August 2025

Certified by me:

Municipal Clerk

R-200-2025

RESOLUTION TO AMEND INTRODUCED BUDGET

WHEREAS, the local budget for the year 2025 was approved on the 15th day of July, 2025; and

WHEREAS, the public hearing on said budget has been held as advertised; and

WHEREAS, it is desired to amend said approved budget;

NOW, THEREFORE BE IT RESOLVED by the governing body of the Town of Dover of the County of Morris that the following amendments to the approved budget of 2025 made:

	<u>From</u>	<u>To</u>
8. General Appropriations:		
Fire Department:		
Other Expenses	300,000.00	150,000.00
Recreation Department		
Board of Health Salaries and Wages	<u>300,000.00</u>	<u>246,710.00</u>
Total Operations Within "CAPS"	<u>22,520,795.00</u>	<u>22,317,505.00</u>
Statutory Expenditures:		
8. E2 Contribution to:		
Public Employees' Retirement System	365,273.00	482,594.00
Police and Firemen's Retirement System of NJ	<u>2,188,041.00</u>	<u>2,274,010.00</u>
Total Deferred Charges and Statutory Expenditures		
Municipal - Within "CAPS"	<u>3,570,352.40</u>	<u>3,773,642.40</u>
TOTAL GENERAL APPROPRIATIONS	<u><u>33,080,639.13</u></u>	<u><u>33,080,639.13</u></u>
Water Utility Operating Fund:		
Operating:		
Other Expenses	2,060,000.00	2,010,000.00
Statutory Expenditures:		
Public Employees' Retirement System	<u>150,000.00</u>	<u>200,000.00</u>
Total Water Utility Appropriations	<u><u>5,025,739.00</u></u>	<u><u>5,025,739.00</u></u>
Parking Utility Operating Fund:		
Operating:		
Other Expenses	167,750.00	147,750.00
Statutory Expenditures:		
Public Employees' Retirement System	<u>20,000.00</u>	<u>40,000.00</u>
Total Water Utility Appropriations	<u><u>566,509.00</u></u>	<u><u>566,509.00</u></u>

Record Vote
(insert last name)

AYES {
{
{
{
{
{

NAYS {
{
{
ABSTAINED {
{
ABSENT {

RESOLUTION TO AMEND INTRODUCED BUDGET

Be it further resolved that three certified copies of this resolution be filed forthwith in the office of the Director of Local Government Services for certification of the local municipal budget so amended.

It is hereby certified that this is a true copy of the resolution amending the budget adopted by the governing body on the 19th day of August 2025.

Certified by me:

Municipal Clerk



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 201-2025

RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE ADOPTION OF THE 2024 AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, N.J.S.A. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit containing the auditor's findings, comments, and recommendations, and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit containing the auditor's findings, comments, and recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of N.J.S.A. 52:27BB-52, to wit:

N.J.S.A. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Town Council of the Town of Dover, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 202-2025

RESOLUTION FOR CORRECTIVE ACTION PLAN FOR 2024 AUDIT REPORT OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY

WHEREAS Local Finance Notice #92-15 issued July 8, 1992, requires that all municipalities prepare and submit a Corrective Action Plan as part of their annual audit process and in accordance with OMB Circulars and #92-15, and

WHEREAS, the resolution is submitted to the Division of Local Government Services, Department of Community Affairs and placed on file with the clerk sixty (60) days from the date the audit is received by the governing body and

WHEREAS the audit report was received on July 31, 2025; and

WHEREAS, Dr. Edward Ramirez, the Chief Financial Officer, has prepared and provided the Mayor and Town Council with a corrective action plan for findings in the 2024 audit Report of the Town of Dover, Morris County, New Jersey, and

WHEREAS, the Mayor and Town Council of the Town of Dover, Morris County, New Jersey have reviewed the findings and the corrective actions of this plan.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, in the County of Morris, State of New Jersey approve the corrective action plan and that the Chief Financial Officer of the Town of Dover, Morris County, New Jersey is hereby directed to carry out the Corrective Action Plan for the 2024 Audit Report and the CFO will forward a copy of this resolution to the Department of Community Affairs via the FAST Portal.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 21-2025

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

WHEREAS, the Town of Dover (the “Town”) and Towpath Urban Renewal Company LLC (the “Redeveloper”) entered into that certain Redevelopment Agreement, dated April 15, 2022 (the “Redevelopment Agreement”), concerning the property located along Dewey Ave., Bassett Highway and Prospect Street, Dover, NJ (designated as Block 1205, Lots 1, 2, 10, 11, 12 and 13; and Block 1206, Lot 16 on the official tax map of the Town (the “Property”); and

WHEREAS, the Town of Dover and Redeveloper entered into that certain Financial Agreement, dated April 15, 2022 (the “Financial Agreement”), providing for a long term tax abatement on a portion of the Property designated as Block 1205, Lots 1, 2, 10, 11, 12 and 13 on the official tax map of the Town (the “Abatement 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 June 23, 2021, the Redeveloper received site plan approval to construct certain improvements on the Property, including a nine (9) story multi-family building with ninety five (95) rental units and related site improvements on the Abatement Property (the “Abatement Project”), and seven (7) for sale townhomes and related site improvements on the remaining portion of the Property (collectively, and together with the Abatement Project, the “Project”); and

WHEREAS, under Section 2.08 of the Redevelopment Agreement, the Redeveloper is required to construct and install all improvements of the Project in accordance with the Project Schedule attached to the Redevelopment Agreement as Exhibit 1 (Project Schedule) and the terms of Dover Town Planning Board Resolution No. P-21-06 concerning the Project; 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, Article XIII of the above Redevelopment Agreement further 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;

... (emphasis added).”

WHEREAS, under Section 2.4 of the Financial Agreement, the Redeveloper is required to diligently undertake to commence construction or cause to construct and complete the Abatement Project in accordance with the estimated construction schedule in Section D of the Application attached to the Financial Agreement, which states that “[t]he project is tentatively scheduled to start in April 2022 and construction is anticipated to be completed in 12 to 18 months” as more specifically described in the Application attached to the Financial Agreement; and

WHEREAS, all deadlines and completion dates set forth in the Project Schedule and Article XIII of the Redevelopment Agreement, and in Section D of the Application attached to the Financial Agreement, have long since passed; and

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

WHEREAS, Redeveloper has defaulted and failed to comply with its obligations under Section 13.01 and Article XV of the Redevelopment Agreement and Section 2.4 of the Financial Agreement to timely obtain all Government Approvals for the Project and Abatement Project and to timely commence and complete the demolition, construction and installation all improvements of the Project and the Abatement 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 the Abatement Project, and to commence and complete construction of same; and

WHEREAS, on or about April 23, 2025 and in accordance with the Redevelopment Agreement and Financial Agreement, the Town duly served on the Redeveloper written notices of the above referenced defaults (namely, the Redeveloper’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 thirty (30) 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 Redeveloper 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 Redeveloper’s rights thereunder; and

WHEREAS, on or about May 1, 2025, the Redeveloper sent the Town a written response to the Town’s Default Notices, which response generally denied the existence of the Redeveloper’s default as specified in the Default Notices due to “Market Conditions” but failed to provide any specificity, supporting

information or “an independent market study reasonably acceptable to the Town” as required by the Redevelopment Agreement to make such a claim; and

WHEREAS, on or about June 4, 2025, the representatives of the Town met in good faith with representatives of the Redeveloper in an attempt establish a corrective interim project schedule whereupon the Redeveloper agreed to submit to the Town within thirty (30) days of such meeting an application for a demolition permit to demolish the existing structures on the Property as required in the Redevelopment Agreement; and

WHEREAS, as of the date of this Ordinance, the Redeveloper has failed to submit an application for a demolition permit, commence construction of the Project or show any good faith efforts to complete the Project or the Abatement 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 the Town’s ongoing good faith efforts to resolve the dispute and the Redeveloper’s defaults under the Redevelopment Agreement and Financial Agreement during at least the past three (3) months have been unsuccessful to date; 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 between the Town of Dover and Towpath Urban Renewal Company, LLC, dated April 15, 2022, 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 Towpath Urban Renewal Company, LLC, dated April 15, 2022, and all of the Redeveloper’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 rights thereunder through the serving of a written termination notice on the Redeveloper 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 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. 22-2025

AN ORDINANCE OF THE TOWN OF DOVER AUTHORIZING AND APPROVING THE TERMINATION OF THE FINANCIAL AGREEMENT BETWEEN THE TOWN OF DOVER AND PROSPECT URBAN RENEWAL TOWNHOMES, LLC

WHEREAS, the Town of Dover (the “Town”) and Prospect Urban Renewal Townhomes, LLC (the “Redeveloper”) entered into that certain Financial Agreement, dated April 15, 2022 (the “Financial Agreement”), providing for a five-year tax abatement on a portion of the Property designated as Block 1206, Lot 16 on the official tax map of the Town (the “Property”) in accordance with the provisions of the Five-Year Tax Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq.; and

WHEREAS, on or about on June 23, 2021, the Redeveloper received site plan approval to construct certain improvements on the Property, including seven (7) for sale townhomes and related site improvements on the Property (the “Project”); and

WHEREAS, under Section 2.4 of the Financial Agreement, the Redeveloper is required to diligently undertake to commence construction or cause to construct and complete the Project in accordance with the estimated construction schedule in Section D of the Application attached to the Financial Agreement, which states that “[t]he project is tentatively scheduled to start in April 2022 and construction is anticipated to be completed in 12 to 18 months” as more specifically described in the Application attached to the Financial Agreement; and

WHEREAS, all deadlines and completion dates set forth in Section D of the Application attached to the Financial Agreement have long since passed; and

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

WHEREAS, Redeveloper has defaulted and failed to comply with its obligations under Section 2.4 of the Financial Agreement to timely commence and complete the demolition, construction and installation all improvements of the Project in accordance with the Financial Agreement 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 April 23, 2025 and in accordance with the Financial Agreement, the Town duly served on the Redeveloper written notices of the above referenced defaults (namely, the Redeveloper’s default and failure, and continuing failure, to perform its obligations under the Financial Agreement, and in the following respects: delay in the completion of the work under the Financial Agreement beyond the time limit set forth in such agreement; and failure to diligently pursue and continue the construction and other material improvements required under the Financial Agreement in a reasonable and good faith manner (the “Default Notice”); and

WHEREAS, the Default Notice provided that if the Redeveloper fails to cure such defaults within ninety (90) 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 Redeveloper’s rights thereunder; and

WHEREAS, on or about May 1, 2025, the Redeveloper sent the Town a written response to the Town's Default Notice, which response generally denied the existence of the Redeveloper's default as specified in the Default Notice due to "Market Conditions" but failed to provide any specificity, supporting information or an independent market study reasonably acceptable to the Town; and

WHEREAS, on or about June 4, 2025, the representatives of the Town met in good faith with representatives of the Redeveloper in an attempt establish a corrective interim project schedule whereupon the Redeveloper agreed to submit to the Town within thirty (30) days of such meeting an application for a demolition permit to demolish the existing structures on the Property; and

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

WHEREAS, the cure period under the respective Default Notice has passed, and the Town's ongoing good faith efforts to resolve the dispute and the Redeveloper's defaults under the Financial Agreement during at least the past three (3) months have been unsuccessful to date; and

WHEREAS, in light of the Redeveloper's ongoing defaults under the Financial Agreement, and its failure and/or refusal to cure same, the Town desires to terminate 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 Financial Agreement between the Town of Dover and Prospect Urban Renewal Townhomes, LLC, dated April 15, 2022, and all of the Redeveloper'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 Financial Agreement and all of the Redeveloper's rights thereunder through the serving of a written termination notice on the Redeveloper 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 Financial Agreement and all of the Redeveloper's 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. 23-2025

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING HANDICAPPED PARKING
SPACE AT 219 WEST CLINTON STREET**

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

SECTION 1. Description for handicap parking space to be located at 291 West Clinton Street:

Said handicap parking space shall be located along the southerly curb line of Leonard Street beginning at a point located 66 FT. east of the southeasterly curb line intersection of NJSH RT. 15/W. Clinton Street and Leonard Street thence, continuing in a easterly direction for a distance of 20 FT

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____

TOWN OF DOVER

Engineering Department

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



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

August 15, 2025

DESCRIPTION FOR HANDICAP PARKING SPACE TO BE LOCATED AT 291 W. CLINTON STREET

Said handicap parking space shall be located along the southerly curb line of Leonard Street beginning at a point located 66 FT. east of the southeasterly curb line intersection of NJSH RT. 15/W. Clinton Street and Leonard Street thence, continuing in a easterly direction for a distance of 20 FT. End Description

Note: This property has on-site parking available for at least 5 cars.



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 24-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 72, SALARIES AND COMPENSATION

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

CHAPTER C. “Salaries and Compensation for Certain Employees” is hereby amended and supplemented by the following:

CHAPTER C. SALARIES & COMPENSATION FOR CERTAIN EMPLOYEES

Effective January 1, 2025, as indicated below, salaries, compensation or fees are hereby established for the following names officers, employees, or positions in the Town of Dover at the rate of or within the salary ranges listed.

- A. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.
- B. All collective bargaining agreements in effect as of the adoption of this ordinance are included by reference.
- C. This ordinance shall take effect immediately upon final passage and publication. The Town Council shall adopt resolutions from time to time as needed, to establish individual salaries for employees impacted by this ordinance.

Title	Minimum	Maximum	Period
Intermittent Groundskeeper	\$20.00	\$30.00	Hourly
Municipal Department Head	\$95,000	\$145,000	Annually
Public Information Specialist Trainee, Digital Content/Business Development	\$65,000	\$120,000	Annually
Payroll Clerk Part Time	\$18.49	\$40.35	Hourly
Superintendent of Water Distribution	\$85,000	\$125,000	Annually

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 25-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, AND STATE OF NEW JERSEY, AMENDING CHAPTER 236, LAND USE AND DEVELOPMENT, OF THE CODE OF THE TOWN OF DOVER, BY ESTABLISHING A HISTORIC PRESERVATION COMMISSION

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

SECTION 1. Chapter 236, Land Use and Development, is hereby amended by the addition of Article VIIIA, Historic Preservation, as follows:

§ 236.96.1 Purpose and objectives.

The purpose of this article is to establish a Historic Preservation Commission pursuant to N.J.S.A. 40:55D-107, et seq., to provide guidance in achieving preservation of historic resources in designated historic districts and sites and to advance the following public purposes:

- A. To promote the use of historic districts for the education, pleasure and welfare of the citizens of the Town and its visitors and to promote civic pride in the Town's historic resources.
- B. To foster private reinvestment in the historic district and sites and balance the purposes of historic preservation with current needs.
- C. To encourage preservation of sites of historic, archaeological, cultural, social and architectural significance.
- D. To encourage the continued use of historic sites and to facilitate their appropriate reuse.
- E. To maintain and promote an appropriate and harmonious setting for existing historic resources within the Town.
- F. To recognize and preserve historic resources in the Town as an essential element of municipal character and identity which contributes to the reputation of Dover as a place of beauty and architectural value.
- G. To encourage appropriate alterations to historic sites and new construction which is in keeping with the character of historic districts and sites.
- H. To assist implementation of the historic preservation element of the Master Plan.

§ 236-96.2. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADDITION

An extension or increase in building size, floor area or height.

ADMINISTRATIVE OFFICER

For purposes of this article, the Town Engineer shall be the administrative officer. This definition is separate and apart from the definition set forth in § 236.5. The same person may or may not be designated herein as in § 236.5.

ALTERATION

As applied to a building or structure, a change or rearrangement in the structural parts or in the means of egress or an enlargement, whether by extending on a side or by increasing in height or the moving from one location or position to another, or the change in appearance of the exterior surface of any improvement.

CERTIFICATE OF APPROPRIATENESS

A document issued by the Historic Preservation Commission confirming its review of any alteration or addition to a site or a property within the Historic District. Such review is based upon plans presented for the preservation, restoration, rehabilitation or alteration of an existing property, or the demolition, addition, removal, repair or remodeling of any feature on an existing building, within the Historic District or for any new construction within the Historic District.

CYCLICAL MAINTENANCE

That type of maintenance that is performed less frequently than annually and involves replacement or major mending of the fabric of a historic property, an example of which would be a complete re-roofing of a building.

DEMOLITION

The partial or total razing, dismantling or destruction of any historic site or any improvement within the Historic District.

DESIGNATED SITE

A site that has been designated per § 236-96.4 herein.

GUIDELINES

The guidelines for both the Historic Preservation Commission and applicants for a certificate of historic review shall be "The Secretary of the Interior's Standards for the Treatment of Historic Properties," addressing preservation, rehabilitation, restoration, and reconstruction (codified as 36 CFR Part 68 in the July 12, 1995, Federal Register, Vol. 60, No. 133, and as may be subsequently amended), are adopted by reference, and design guidelines developed specifically for the Dover Historic Preservation Commission are set forth here in § 236-96.7 and may take precedence over the Secretary of the Interior's Standards for the Treatment of Historic Properties where more specifically applicable to the buildings and sites with Dover.

HISTORIC DISTRICT

One or more historic sites and certain intervening or surrounding property significantly affecting or affected by the quality and character of historic site or sites, as specifically designated herein.

IMPROVEMENT

Any structure or any part thereof installed upon public or private property and intended to be kept at the location of such construction or installation.

IN KIND

Same material, color, shape, quality, and appearance, based on historic research and physical evidence of essential form and detailing of historical materials, or features. All changes must maintain integrity. Historic components must be documented in place (“in situ”) as required by the Historic Preservation Commission (with photos, measurements, profiles, and drawings) prior to in kind treatment, repair or replacement.

INTEGRITY

The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period.

INVENTORY

A list of historic sites or districts determined to meet criteria of designation specified herein.

LANDMARK

A building, structure, site or object which has a special character or special historical or aesthetic interest as part of the development, heritage, or cultural characteristics of the city, state, or nation, and which has been designated as a landmark pursuant to the provisions of this ordinance.

[N.J.S.A. 40:55D-112] Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which has been designated in the Master Plan as being of historic, archaeological, cultural, scenic or architectural significance at the national, state or local level, as specifically designated herein. The designation of an historic site or landmark shall be deemed to include the Tax Map lot on which it is located as well as the right-of-way contiguous thereto.

NATIONAL REGISTER CRITERIA

The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

ORDINARY MAINTENANCE AND REPAIR

Repair of any deterioration, wear or damage to a structure or any part thereof in order to return the same as nearly as practicable to its condition prior to the occurrence of such deterioration, wear, or damage with in-kind material and quality workmanship. Ordinary maintenance shall further include in-kind replacement of exterior elements or accessory hardware, including signs, using the same materials and workmanship and having the same appearance. ‘Ordinance maintenance and repair’ shall include ‘routine maintenance’ and ‘cyclical maintenance’.

PRESERVATION

The act or process of applying measures to sustain the existing form, integrity and material of a building or structure and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building’s materials.

PROTECTION

The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger or injury.

RECONSTRUCTION

The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or any part thereof, as it appeared at a specific period of time.

REHABILITATION

The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

REPAIR

Any work done on an improvement that is not an addition and does not change the exterior appearance of any improvement; provided, however, that any such repairs must be done with materials and workmanship of the same quality.

RESTORATION

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

ROUTINE MAINTENANCE

Minor repairs such as in-kind replacement of a broken windowpane or in-kind patching of a new roof shingles.

STREETSCAPE

The visual character of the street, including but not limited to the architecture, building setbacks and height, fences, storefronts, signs, lighting, parking areas, materials, color, sidewalks, curbing and landscaping.

STRUCTURE

Any combination of materials used to form a construction for the purposes of occupancy, use, or ornamentation, having a fixed location, above, or below the surface of land, or attached to something having a fixed location on, above, or below the surface of the land. For the purposes of this ordinance only, the word "structure" shall also include, but not be limited to, bridges, signs, fences, walls, and paving materials.

§ 236.96.3. Historic Preservation Commission

- A. Responsibilities. The Historic Preservation Commission shall have the following duties and responsibilities:
- (1) To identify, record and maintain a system for survey and inventory of all buildings, sites, places, improvements and structures of historical or architectural significance based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (Standards and Guidelines for Identification), and to aid the public in understanding their worth, methods of preservation, techniques of gathering documentation and related matters.
 - (2) To make recommendations to the Planning Board on the historic preservation plan element of the Master Plan and on the implications for preservation of historic sites of any other Master Plan elements.
 - (3) To advise the Planning Board on the inclusion of historic sites and landmarks in the recommended capital improvement program.
 - (4) To advise the Planning Board and Zoning Board of Adjustment on applications for development pursuant to N.J.S.A. 40:55D-110.

- (5) To provide written reports pursuant to N.J.S.A. 40:55D-111 on the application of the Zoning Ordinance provisions concerning historic preservation.
- (6) To carry out such other advisory, educational and informational functions as will promote historic preservation in the Town.

B. Establishment.

- (1) Members. The Historic Preservation Commission shall consist of five regular members and two alternate members. Members shall serve without compensation. The Mayor shall appoint all members of the Historic Preservation Commission and shall designate at the time of appointment the regular members by class and the alternate members as 'Alternate No. 1' and 'Alternate No. 2'. At least one member shall be designated of each of the following classes:

- (a) Class A. A person who is knowledgeable in building design and construction or architectural history and who may reside outside the municipality.
- (b) Class B. A person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the municipality.
- (c) Class C. Citizens of the municipality who shall hold no other municipal office, position or employment except for membership on the Planning Board or Zoning Board of Adjustment.
- (d) Alternate members shall meet the qualifications of Class C members. At the time of appointment, alternate members shall be designated as 'Alternate No. 1' and 'Alternative No. 2'. Of the five regular members, a total of at least one less than a majority shall be of Classes A and B.

- (2) Terms.

- (a) The terms of the members first appointed under this article shall be so determined that, to the greatest practicable extent, the expiration of the terms shall be distributed, in the case of regular members, evenly over the first four years after their appointment, and in the case of alternate members, evenly over the first two years after their appointment, provided that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years, and the term of an alternate member shall be two years. A vacancy occurring otherwise than by expiration of term shall be filled within 60 days for the unexpired term only. Notwithstanding any other provision herein, the term of any member common to the Historic Preservation Commission and the Planning Board shall be for the terms of membership on the Planning Board, and the term of any member common to the Historic Preservation Commission and the Board of Adjustment shall be for the term of membership on the Board of Adjustment.
- (b) A vacancy occurring otherwise than by expiration of term shall be filled within 60 days for the unexpired term only.

- (3) Alternates. The alternate members may participate in discussion of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event

that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.

(4) Budget.

- (a) The governing body shall make provision in its budget and appropriate funds for the expenses of the Historic Preservation Commission.
- (b) The Historic Preservation Commission may employ, contract for and fix the compensation of experts and other staff and services as it shall deem necessary. The Commission shall obtain its legal counsel from the Municipal Attorney at the rate of compensation determined by the governing body, unless the governing body, by appropriate, provides for separate legal counsel for the Commission. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the governing body for the Commission's use.

(5) Rules of Commission.

- (a) The Commission shall elect a Chairman and Vice Chairman from its members and select a Secretary who may or may not be a member of the Commission or a municipal employee.
- (b) The Commission shall adopt written rules for the transaction of its business and for the consideration of applications for certificates of historic review and for designations of historic districts and sites. Such rules shall not be inconsistent with the provisions of this article and shall include but not be limited to rules pertaining to all notices and hearings required herein.
- (c) In order to make available to the public information useful to the preservation and protection of historic districts and sites and to provide the basis for consistency of policy, the administrative officer, on behalf of the Commission, shall maintain complete files and records, including but not limited to data used in the classification of buildings, places and structures, minutes of Commission meetings, applications for certificates of historic review, along with collateral data, decisions and appeals associated therewith, and information, materials and references submitted to the public related to historic preservation. A record of the proceedings shall be kept and made available, but a formal verbatim record shall not be required.
- (d) The Commission Secretary shall keep minutes and records of all meetings and proceedings, including voting records, attendance, resolutions, findings, determinations, decisions and applications. Copies of all minutes shall be delivered promptly to the Town Clerk.
- (e) Attendance of Historic Commission members at meetings regarding number of absences; termination; replacement and requirements to advise the Mayor and Town Council of same shall be in accordance with Chapter 40 of the Code of the Town of Dover.

(6) Conflict of Interest.

No member of the Commission shall be permitted to act on any matter in which he or she has, either directly or indirectly, any personal or financial interest. Mere ownership of residence in a designated historic district and/or ownership of a designated historic site of a non-

designated site shall not be deemed a personal or financial interest unless a member resides or owns property within 200 feet of property which is the subject of an application.

(7) Meetings; quorum.

- (a) The Historic Preservation Commission shall establish and post in Town Hall a regular schedule of a minimum of 10 meetings per year. Additional meetings may be called by the Chairman or Vice Chairman when the regular meetings are inadequate to meet the needs of its business, to handle emergencies or to meet time constraints imposed by law.
- (b) Three members shall constitute a quorum. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A majority vote of those present and voting shall prevail and shall be sufficient to grant or deny a certificate of historic review. Not less than a majority of the appointed membership shall be required to grant or change a historic site or district designation.

§ 236.96.4. Designation of Historic Sites and Districts.

- A. Survey. The Commission shall perform a comprehensive survey of the Town of Dover to identify historic districts, sites and improvements which are worthy of protection and preservation.
- B. Criteria for designation. The survey shall be used as a basis for identifying sites and districts worthy of designation. The criteria for evaluating and designating historic districts and sites shall be guided by the National Register of Historic Places criteria established in accordance with National Historic Preservation Act (80 Stat. 915, as amended). **[1]* The Commission or any interested party may recommend designation of historic sites or districts that have integrity of location, design, setting, materials, workmanship and association and that meet one or more of the following criteria.
 - (1) Character, interest or value as part of the development, heritage or cultural characteristics of the Town, state or nation.
 - (2) Association with events that have made a significant contribution to the broad patterns of our history.
 - (3) Association with the lives of persons significant in our past.
 - (4) Embodiment of the distinctive characteristics of a type, period or method of construction, architecture or engineering.
 - (5) Identification with the work of a builder, designer, artist, architect or landscape architect whose work has influenced the development of the Town, state or nation.
 - (6) Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative.
 - (7) Unique location or singular physical characteristics that make a district or site an established visual feature.
 - (8) That have yielded, or may be likely to yield, information important in prehistory or history.

**[1] Editor's Note: See 16 U.S.C. § 470 et seq.*

C. Procedure for designation.

- (1) Interested parties shall contact the administrative officer regarding consideration of a proposed historic site or district. The Commission may also initiate the designation of a historic site or district. The administrative officer will schedule a hearing before the Commission to review the proposed historic site or district.
- (2) The formal historic district nomination shall include a building-by-building inventory of all properties within the district; black-and-white photographs within the district; a property map of the district showing boundaries; and a physical description and statement of significance which address the criteria for designation set forth herein. The formal historic site nomination shall include a black-and-white photograph, a Tap Map of the property and a physical description of significance which address the criteria for designation set forth herein.
- (3) Upon review and approval of the proposed site or historic district by the Historic Preservation Commission, and after hearing the comments of the public, if any, the Commission shall forward the proposed site or district nomination to the Planning Board for consideration as an amendment to the Historic Preservation Element of the Master Plan. Municipal Land Use Law ***[2]* procedures shall be followed for any amendment to the Historic Preservation Element of the Master Plan.

***[2] Editor's Note: See N.J.S.A. 40:55D-1 et seq.*

(4) Upon review and approval of the proposed site or district by the Planning Board, the site or district nomination will be sent to the Mayor and Town Council for adoption to amend and supplement this article with said designation.

(5) All other requirements of the Municipal Land Use Law ****[3]* regarding adoption of development regulations shall be followed, and the owner of the proposed site(s) or the owners within a proposed historic district shall receive notice, at least 10 days prior to the hearing, by certified mail, return receipt requested, of the hearing by the Town Council of the adoption of an ordinance designating the proposed historic site or district.

****[3] Editor's Note: See N.J.S.A. 40:55D-1 et seq.*

D. Designation of districts. The following historic district(s) is delineated and described in the Historic Preservation Element of the Master Plan and is hereby a designated historic district for the purposes of this article:

(1) Blackwell Street Historic District. The designated historic district in the Historic Preservation Element of the Master Plan of the Town of Dover, which is incorporated herein by reference.

(2) Additional districts. Any additional designated districts and sites and/or any changes in the designation of historic districts and historic sites shall be effectuated by amendment of this article in accordance with procedures provided for under Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the procedures set forth herein.

§ 236-96.5. Referral from Municipal Agencies for Development Applications.

A. The Planning Board and Zoning Board of Adjustment shall refer to the Commission every application for development, variance or zone change request submitted to either Board for development in historic districts or on historic sites designated herein. This referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner. Failure to refer the application as required shall not invalidate any hearing or proceeding. The Commission may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.

B. On all matters referred to the Commission which require approval by the Planning Board or Zoning Board of Adjustment, the decision of the Commission shall be a recommendation only.

C. Approval by the Planning Board or Zoning Board of Adjustment, as the case may be, does not relieve the applicant of the requirements to obtain a certificate of appropriateness for properties within the Historic District.

§ 236-96.6. Certificate of Appropriateness.

A. When required. A certificate of appropriateness issued by the Commission shall be required before a permit is issued or before work can commence for any of the following activities within the historic district:

- (1) The demolition of any building, improvement, site, place or structure. When considering applications involving demolition as defined herein, the Commission's report shall contain advice and recommendations for the applicant in regard to the appropriateness of the proposed action, and the report may contain mandatory conditions. The administrative officer shall include the advice, recommendations and mandatory conditions of the Commission in the permit. All mandatory conditions shall be adhered to by the applicant and made a condition of said permit.
- (2) Addition to or new construction of a principal or accessory building or structure. When considering applications involving new construction as defined herein the Commission's report shall contain advice and recommendations for the applicant in regard to the appropriateness of the proposed action, and the report may contain mandatory conditions. The administrative officer shall include the advice, recommendations and mandatory conditions of the Commission in the permit. All mandatory conditions shall be adhered to by the applicant and made a condition of said permit.
- (3) Change in the exterior appearance of any building, improvement, site, place or structure by addition, reconstruction, alteration or ordinary maintenance and repair. Exterior change for all primary and accessory buildings shall include special consideration of character-defining features visible from the public right-of-way. When considering applications involving change in exterior appearance, the Commission's report shall contain advice and recommendations for the applicant in regard to the appropriateness of the proposed action, and the report may contain mandatory conditions. The administrative officer shall include the advice, recommendations and mandatory conditions of the Commission in the permit. All mandatory conditions shall be adhered to by the applicant and made a condition of said permit.

B. When not required.

- (1) A certificate of historic review shall not be required:

- (a) For the issuance of a building permit by the Construction Official for changes only to the interior of a structure.
 - (b) For ordinary maintenance and repair to the exterior of a building, as long as existing materials are not removed or replaced with other than in-kind material, and the maintenance or repair does not necessitate of construction permit in accordance with the Uniform Construction Code.
 - (c) For ordinary maintenance and repair to the exterior of a building, provided that new materials/features are not being added (excluding a layer of paint, so long as it is a color compliant with this ordinance), and the maintenance or repair does not necessitate a construction permit in accordance with the Uniform Construction Code.
- (2) Should the administrative officer determine that the nature and/or extent of the maintenance or repair outlined in Subsection B(1)(b) or (c) above is not in keeping with the purpose and objectives of this article, the approval of said maintenance or repair shall be referred to the Historic Preservation Commission for a determination as to whether a certificate of historic review shall be required.

C. Procedures.

- (1) All applicants shall complete an application form and pay the required fee and escrow deposit. Application forms shall be made available in the office of the administrative officer. Completed applications shall be filed with and fees/escrow deposits paid to the administrative officer. The administrative officer will have 40 days to deem the application complete and submit same to the Commission for a hearing.
- (2) Each application shall be accompanied by sketches, drawings, photographs, descriptions and other information to show the proposed alterations, additions, changes or new construction. The Commission may require additional materials as it reasonable requires to make an informed decision.
- (3) The Commission shall reach a decision on an application and submit its report to the administrative officer within 45 days of referral of same by the administrative officer. Failure to report within a forty-five-day period shall be deemed to constitute a report in favor of the issuance of a permit and without recommendation of conditions to the permit. Nothing herein shall prohibit an extension of time by mutual agreement of the applicant and the Commission.
- (4) Informational meetings. Persons considering action that requires a certificate of historic review, as set forth in this section, are encouraged to request an informal informational meeting with the Commission and/or its Chairman. There shall be no fees or escrow deposits required for informal informational meetings. Requests for such informational meetings shall be made to the administrative officer, who will contact the Chairman of the Commission. The Commission may hold such informational meetings within 15 days of receipt of such request. The purpose of an informational meeting is to review with the

applicant the standards of appropriateness and the procedures for obtaining a certificate of historic review.

(5) Application review.

- (a) In addition to complying with the requirements of the Open Public Meetings Act (see N.J.S.A. 10:4-6 et seq.) and except in the event of an emergency, at least 10 days prior to such meeting notice shall be given to the applicant of the time, date, place and specific subject of the meeting.
- (b) A certificate of historic review shall be valid for a period of two years from date of issue unless reasonable extensions are requested by the applicant or the Commission.
- (c) The owner shall post the certificate of historic review on a conspicuous spot on the site visible to the public during the entire process of work.
- (d) An applicant is encouraged to attend the Historic Preservation Commission meeting when the project is to be reviewed. However, the applicant shall not be required to appear or to be represented at the meeting to consider the application for a certificate of historic review, and the Commission may take action in the absence of the applicant.
- (e) When an application is approved, the administrative officer shall forthwith issue a certificate of historic review, which shall be forwarded to the applicant.

(6) Emergency procedures.

- (a) When a structure or improvement requires immediate repair to preserve the continued habitability of the structure and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with construction codes without first obtaining a certificate of historic review. Under such circumstances, the repairs performed shall be only such as are necessary to protect the health and safety of the occupants of the structure or others and/or to maintain the habitability of the structure.
- (b) A request for the Commission's review shall be made simultaneously with the onset of emergency work. Such emergency work shall be permitted only if the administrative officer certifies the immediate necessity for such permit issuance. Upon notice to the full Commission by telephone, personal contact or other appropriate means of communication, at least three members of the Commission shall convene as soon as possible, and such convening members shall proceed to review the certificate of historic review application as provided in this article. Subsequent to such review, a certificate of historic review may be issued upon a majority vote of the members convened.

(7) Procedure for granting certification of appropriate municipal actions.

- (a) It is recognized that the intent and purposes of this article would not be fully served if the municipality were to control the actions of others but fail to apply similar constraints to itself. Accordingly, a certificate of historic review shall be required before final approval of any municipal actions on public as well as private lands,

streets, easements and rights-of-way within the Historic District or listed in the Historic Sites Inventory of the Master Plan. This requirement shall be deemed to include any action by any party which requires the approval or concurrence of the municipality or any municipal agency and which is not otherwise covered by the revisions of this article. There shall be no fee or escrow deposit required for a certification of appropriate municipal actions.

- (b) In those circumstances where the municipality cannot require compliance, as in certain cases involving the county, state and federal governments, the Town urges, most strongly, the voluntary cooperation of such agencies in seeking a certificate of historic review and hereby authorizes the Commission to consider such requests and applications. This does not relieve the property owner from complying with applicable state and federal regulations regarding historic preservation.

§ 236-96.7. Standards for Review.

The purpose of this section is to provide uniform standards, design guidelines and criteria for the regulations of the Historic District for use by the Historic Preservation Commission. All projects requiring a certificate of historic review and all applications for development in the Historic District shall be guided by the principles of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

A. Secretary of Interior's Standards for Rehabilitation. In carrying out all of its duties and responsibilities, the Commission shall be guided by 'The Secretary of the Interior's Standards for the Treatment of Historic Properties', addressing rehabilitation (codified as 36 CFR Part 68 in the July 12, 1995, Federal Register, Vol. 60, No 133, and as may be amended). Those standards are as follows:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

B. Visual compatibility factors. In assessing the design of any proposed additions or new construction, the following visual compatibility factors shall be considered in conjunction with the Secretary of Interior's Standards set forth above.

- (1) Height. The height of the proposed building shall be visually compatible with adjacent buildings.
- (2) Proportion of building's front façade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is visually related.
- (3) Proportion of openings within the facility. The relationship of the width of windows to the height of windows in a building shall be visually compatible with the buildings and places to which it is visually related.
- (4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with the buildings and places to which it is visually related.
- (5) Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings and places to which it is visually related.
- (6) Rhythm of entrance and/or porch projections. The relationship of entrance and porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.
- (7) Relationship of materials, texture and color. The relationship of materials, texture and color or the façade and roof of a building shall be visually compatible with the predominate materials used in the buildings to which it is visually related.
- (8) Roof shapes. The roof shape of a building shall be visually compatible with buildings to which it is visually related.

- (9) Walls of continuity. Appurtenances of a building, such as walls, open-type fencing and evergreen landscape masses, shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility of the building with the buildings and places to which it is visually related.
- (10) Scale of building. The size of a building, its mass in relation to open spaces and its windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.
- (11) Directional expression of front elevation. A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.
- (12) Exterior features. A building's related exterior features, such as lighting, fences, signs, sidewalks, driveways and parking areas, shall be compatible with the features of those buildings and places to which it is visually related and shall be appropriate for the historic period for which the building is significant.

§ 236-96.8. Demolition and Relocation.

- A. As set forth in § 236-96.6A(1) hereinabove, a certificate of historic review and compliance is required for the demolition of any building, improvement, site, place or structure.
- B. Criteria. In regard to an application to demolish or move an historic building site, place or structure, the following matters shall be considered:
 - (1) Its historic, architectural, cultural and aesthetic significance in relation to the criteria of § 236-96.4B.
 - (2) Its current and potential use for those purposes currently permitted by the Zoning Ordinance or for the use proposed.
 - (3) Its importance to the municipality and the extent to which its historical value is such that its removal would be detrimental to the public interest.
 - (4) The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty.
 - (5) The extent to which its retention would increase property values, promote business, create positions, attract tourists, students, writers, historians, artists and artisans, attract new residents, encourage study and interest in American history, stimulate interest and study in architecture, educate citizens in American culture and heritage or make the municipality a more attractive and desirable place to live.
 - (6) The probable impact of its removal upon the ambiance of the Historic District.

- (7) The structural soundness and integrity of the building and the economic feasibility of restoring or rehabilitating the structure so as to comply with the requirements of the applicable building codes.
- (8) The compelling reasons for not retaining the structure or improvement at its present site, the proximity of the proposed new location and its accessibility to residents of the municipality and the probability of significant damage to the structure or improvement as a result of the relocation.
- (9) The compatibility, nature and character of the current and the proposed surrounding areas as they relate to the intent and purposes of this article and whether the proposed new location is visually compatible in accordance with the standards of structure.
- (10) A discussion with the applicant regarding the applicant's consent to the removal, reuse, and relocation of certain important features of the historic building or structure.

C. Procedure.

- (1) Applications for a demolition permit must be made to the Building Construction Official. For all properties within the Historic District, a copy of the application will be forwarded to the Historic Preservation Commission within 40 days of receipt of the complete demolition application by the Building Code Official.
- (2) When considering applications for demolition permits, the Commission's report may contain mandatory conditions, in which event the administrative officer shall include the conditions contained in the certificate of historic review in any permit which is issued.
- (3) Applications for demolition shall include current and archival photographs of the interior and exterior of the building and drawings to document the condition of the building.
- (4) The Commission's review of a demolition application may take up to 30 days from receipt of completed application, just as in the case of a development application.
- (5) Demolition notice posting and publication. Notice of proposed demolition shall be posted on the premises of the building, place or structure in a location that is clearly readable from the street. In addition, the applicant shall publish a notice in the official newspaper of the Town within 10 days of an application for a demolition permit.
- (6) Review of application. The Historic Preservation Commission will review the application for demolition based on the criteria outlined above. Its report may:
 - (a) Approve demolition without conditions.
 - (b) Stipulate conditions, including but not limited to documentation of the building prior to demolition and/or confirmation of the applicant's

consent to the removal and reuse of certain important features of the historic building or structure.

- (7) All new construction on the site of a building demolished within the Historic District is subject to mandatory review by the Historic Preservation Commission. The new construction shall be in the character of the historic site or district, and all comments of the Commission in these circumstances are binding upon the applicant. The certificate of historic review will be issued only when the Historic Preservation Commission is satisfied that the facades of the replacement structure meet all the criteria of the design guidelines deemed applicable and fit appropriately within the Historic District.
- (8) When a certificate of historic review has been issued, the administrative officer or his appointee shall, from time to time, inspect the work approved by such certificate and shall regularly report to the Commission the results of such inspections, listing all work inspected and reporting any work not in accordance with such certificate.

§ 236-96.9. Enforcement.

It shall be the duty of all municipal officials reviewing all permit applications involving real property or improvements thereon to determine whether such application involves an activity which should also be the subject of an application for a certificate of historic review. If it should, the municipal official shall inform both the administrative officer and the applicant, as well as the Historic Preservation Commission.

§ 236.96.10. Violations and penalties; injunctive relief.

A. Violations.

- (1) If any person shall undertake any activity regarding an historic site or improvement within an historic district without first having obtained and posted a certificate of historic review, such person shall be deemed to be in violation of this article.
- (2) Upon learning of the violation, the Chief Code Enforcement Officer or his designee shall personally serve upon the owner of the lot whereon the violation is occurring a notice describing the violation in detail and giving the owner 10 days to abate the violation by seeking review of the extent and proposed work by the Historic Preservation Commission.
- (3) If the owner cannot be personally served with the municipality with said notice, a copy shall be posted on the site and a copy sent by certified mail, return receipt requested, to the owner at the last known address as it appears on the municipal tax rolls.

B. Penalties. If any shall undertake demolition or removal or new construction affecting an historic site or improvement within an historic district without first having obtained a certificate of historic review or without subsequent review by the Commission following discovery of the omission, he may be required to restore same to the previous condition. In addition, there shall be imposed upon such person the fines and penalties set forth in § 236.103A of the Land Use Code of the Town of Dover.

- C. Injunctive relief. In the event that any action which would permanently and adversely change an historic site or historic district, such as demolition or removal, is about to occur without a certificate of historic review having been issued, the Town Attorney may apply to the Superior Court or New Jersey for such injunctive relief as is necessary to prevent the destruction of such site or landmark.

§ 236.96.11. Appeals.

Appeals to the Zoning Board of Adjustment pursuant to N.J.S.A. 40:55D-70.2 and N.J.S.A. 40:55D-72 may be taken by any interested party affected by any order, requirement, decision or refusal of the administrative officer pursuant to a report submitted by the Historic Preservation Commission, including a denial of a certificate of historic review, in accordance with N.J.S.A. 40:55A-111. Such appeal shall be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken, upon completing the appeal application form, paying required fees and escrow deposits, and specifying the grounds of such appeal. The officer from whom the appeal is taken shall immediately transmit to the Zoning Board of Adjustment all the papers constituting the record upon which the action appealed from was taken. No public notice shall be required for the hearing of said appeal.

§ 236.96.12. Other requirements unaffected.

The requirements of this article shall be considered to be in addition to and in no case shall they be interpreted as a substitute for any other approval, permit or other action as otherwise provided for.”

SECTION 2. Severability. The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

SECTION 5. Repealer. All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION 6. Effective Date. This ordinance shall take effect upon final 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. 26-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE OVERALL BASSETT HIGHWAY REDEVELOPMENT PLAN

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 (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 rehabilitation area; and

WHEREAS, in Resolution No. 238-2024, dated September 11, 2024, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the following property located in the Town commonly known and shown on the official Tax Map of the Town of Dover as follows (collectively, the “Redevelopment Area”) to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment:

Block 1201, Lot 6 (63-105 Bassett Highway); Block 1201, Lot 6.04 (25 Bassett Highway); Block 1203, Lot 1 (37 N. Sussex Street); Block 1203, Lot 1.01 (along river); Block 1203, Lot 2 (1-21 Bassett Highway); Block 1204, Lot 1 (90 Bassett Highway); Block 1204, Lot 2 (4-6 Dewey Street); Block 1204, Lot 3 (79 W. Blackwell Street A & B); Block 1204, Lot 4 (81 W. Blackwell Street A & B); Block 1204, Lot 5 (83 W. Blackwell Street A & B); Block 1204, Lot 6 (85 W. Blackwell Street A & B); Block 1204, Lot 7 (87 W. Blackwell Street A & B); Block 1204, Lot 8 (89 W. Blackwell Street A & B); Block 1205, Lot 3 (67 W. Blackwell Street A & B); Block 1205, Lot 4 (69 W. Blackwell Street A & B); Block 1205, Lot 5 (71 W. Blackwell Street A, B & C); Block 1205, Lot 6 (73 W. Blackwell Street & A & B); Block 1205, Lot 7 (75 W. Blackwell Street & AB & 1); Block 1205, Lot 8 (3 Dewey Street A & B); Block 1205, Lot 9 (5 Dewey Street A & B); Block 1206, Lot 1 (11 N. Warren Street & 20-24 BAS); Block 1206, Lot 6 (21-23 W. Blackwell Street A-F); Block 1206, Lot 7 (25-29 W. Blackwell Street A-D); Block 1206, Lot 8 (28 Bassett Highway); Block 1206, Lot 9 (31 W. Blackwell Street & A, B & 3); Block 1206, Lot 10 (33 W. Blackwell Street); Block 1206, Lot 11 (39 W. Blackwell Street & A, B, C, D, E); Block 1206, Lot 12 (43-45 W. Blackwell Street & A-D); Block 1207, Lot 1 (15 N. Sussex Street & 8 Bassett); Block 1207, Lot 2 (1-3-5 W. Blackwell Street & et al); Block 1203, Lot 1 (Unit T01)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T02)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T03)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T04)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T05)(37 N. Sussex Street); Block 1206, Lot 1 (Unit B01)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 1 (Unit B02)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 11 (Unit X)(39 W. Blackwell Street & A, B, C, D, E); Block 1207, Lot 2 (Unit Bldg.)(1-3-5 W. Blackwell Street & et al); and Block 1207, Lot 2 (Unit X)(1-3-5 W. Blackwell Street & et al); and

WHEREAS, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the preliminary investigation report entitled “Non-Condensation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2,

3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, at the hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, and all objections to a determination that the Redevelopment Area is an area in need of redevelopment and evidence in support of those objections were received and considered by the Planning Board and made part of the public record; and

WHEREAS, the Planning Board considered and reviewed each of the statutory criteria in the Redevelopment Law and the condition of the Redevelopment Area as analyzed in detail in the testimony of the Town’s professional planning consultant and in the Preliminary Investigation, as well as comments from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, including but not limited to the deleterious conditions, ongoing vacancy and the functional obsolescence of the layout of the improvements within the Redevelopment Area, and concurred with the finding in the Preliminary Investigation; and

WHEREAS, at the November 14, 2024 Planning Board hearing, the Town’s professional planning consultant testified as set forth above and as stated and recommended in the Preliminary Investigation; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated November 14, 2024, recommended to the Town Council that it should designate the entirety of the Redevelopment Area as a non-condemnation area in need of redevelopment: and

WHEREAS, the Town Council concurred and agreed with Planning Board’s recommendation, and on December 3, 2024, adopted resolution No. 299-2024 declaring that the Redevelopment Area be and is a non-condemnation “area in need of redevelopment” and authorizing and directing John McDonough Associates, LLC to prepare a redevelopment plan or redevelopment plans for all or portions of the Redevelopment Area; and

WHEREAS, the Redevelopment Area is generally bounded by Route 46 and the Rockaway River to the north; West Blackwell Street to the south; a railroad right-of-way and North Sussex Street to the east; and a railroad right-of-way and the Rockaway River to the west; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the public realm and space with the Redevelopment Area entitled “Redevelopment Plan for the Public Realm of the Bassett Highway Redevelopment Area, Block 1201, Lots 6 and 6.04; Block 1203, Lots 1, 1.01 and 2; Block 1204, Lots 1, 2, 3, 4, 5, 6, 7 and 8; Block 1205, Lots 3, 4, 5, 6, 7, 8 and 9; Block 1206, Lots 1, 6, 7, 8, 9, 10, 11 and 12; Block 1207, Lots 1 and 2” (the “Redevelopment Plan”) and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the purpose of the Redevelopment Plan is to provide the design criteria for only the public areas/realm abutting and adjacent to the lots within the Redevelopment Area; and

WHEREAS, the Town Council believes that the redevelopment of the public areas/realm abutting and adjacent to the lots within the Redevelopment Area in accordance with the Redevelopment Plan is in the

best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

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 Town Council thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

BE IT FURTHER ORDAINED, 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; and

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

BE IT FURTHER ORDAINED, 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 shall be deemed amended accordingly; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that the Redevelopment Area zoned in accordance with the Redevelopment Plan; and

BE IT FURTHER ORDAINED, this Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 12-2025

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

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

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

§ 328-1 Definitions.

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

INTERNATIONAL NO-SMOKING SYMBOL

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

MUNICIPAL GOVERNMENT BUILDING

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

SMOKING

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

SUPERVISOR

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

§ 328-2 Prohibited acts.

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

§ 328-3 Signage Requirements

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

§ 328-4 Enforcement.

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

§ 328-5 Rules governing smoking; discipline.

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

§ 328-6 Withholding of service.

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

§ 328-7 Violations and penalties.

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 203-2025

BILLS LIST RESOLUTION

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

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

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

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$7,917.96
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$3,215,049.59
GENERAL CAPITAL ACCT claims in the amount of:	\$13,418.58
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$248,430.82
WATER CAPITAL ACCT claims in the amount of:	\$10,909.48
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$20,390.62
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$561.60
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
COAH TRUST claims in the amount of:	\$2,016.40
TRUST/OTHER ACCT claims in the amount of:	\$28,229.46
EVIDENCE ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS TO BE PAID	\$3,546,924.51

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:	\$14,086.75
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$34,497.55
UNEMPLOYMENT TRUST claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$126.00
CURRENT APPROPRIATIONS WIRE ACCT claims in the amount of:	\$332,600.75
PARKING UTILITY WIRE ACCT claims in the amount of:	\$31,970.00
WATER UTILITY OPERATING claims in the amount of:	\$1,040.05
WATER UTILITY WIRE ACCT claims in the amount of:	\$306,068.00
TOTAL CLAIMS PAID	\$720,389.10
TOTAL BILL LIST RESOLUTION	\$4,267,313.61

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 8/19/2025



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 204-2025

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

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

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

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

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

DOVER TAXI & LIMO SERVICE LLC

2015 KIA SORENTO	OT860H	45X4KTCA69FG587435	Renewal	TAXI #22
2013 KIA SPORTAGE	OT678G	KNDPBCA24D7478610	New	TAXI #26
2015 TOYOTA SIENNA	OT119K	5TDYK3DC4FS527502	New	TAXI #38

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 205-2025

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

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

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

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

DOVER TAXI & LIMO SERVICE LLC

German M. Gonzalez Bravo – New

PREMIER CAR SERVICES CORP.

Juan M. Espinosa Rodriguez – New

Pablo E. Graciano Gomez – New

Carlos A. Montoya Montoya – New

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 206-2025

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

WHEREAS, 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, August 31, 2025 from 1:00 pm through 2:00 am.
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. 207-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
02-16 TO THE APPLICANT**

WHEREAS, the applicant, Steve Johnson submitted an application to the Planning Board for review under Planning Board Application 02-16; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application 02-16, in the amount of \$526.50, shall be refunded to the applicant, Steve Johnson, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Steve Johnson, at the following address: 137 Hill Street, Midland Park, NJ 07432.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 208-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR ZONING BOARD OF ADJUSTMENT
APPLICATION 03-16 TO THE APPLICANT**

WHEREAS, the applicant, Riverlife Church submitted an application to the Zoning Board of Adjustment for review under Zoning Board of Adjustment Application 03-16; and

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

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

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

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

1. The remaining balance of the escrow account for Zoning Board of Adjustment Application 03-16, in the amount of \$500.00, shall be refunded to the applicant, Riverlife Church, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Riverlife Church, att. Pastor Brian Amato, at the following address: 10 Stone Cottage Lane, Wharton NJ 07885.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 209-2025

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

WHEREAS, the applicant, Domingo & Dora Alvarenga submitted an application to the Zoning Board of Adjustment for review under Zoning Board of Adjustment Application 05-16; and

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

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

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

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

1. The remaining balance of the escrow account for Zoning Board of Adjustment Application 05-16, in the amount of \$1,000.00, shall be refunded to the applicant, Domingo & Dora Alvarenga, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Domingo & Dora Alvarenga, at the following address: 108 West Clinton Street, Dover, NJ 07081.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 210-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
ESWP-03-16 TO THE APPLICANT**

WHEREAS, the applicant, Chiropractic for Health, LLC, submitted an application to the Planning Board for review under Planning Board Application ESWP-03-16; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application ESWP-03-16, in the amount of \$493.50, shall be refunded to the applicant, Chiropractic for Health, LLC, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Chiropractic for Health, LLC, at the following address: 15 Devonshire Drive, Randolph, NJ 07869.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 211-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
EWSP 17-01 TO THE APPLICANT**

WHEREAS, the applicant, Luz Suarez submitted an application to the Planning Board for review under Planning Board Application EWSP 17-01; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application EWSP 17-01, in the amount of \$486.00, shall be refunded to the applicant, Luz Suarez, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Luz Suarez, at the following address: PO Box 137, Dover, NJ 07802-0137.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 212-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION EWSP18-04 TO THE APPLICANT

WHEREAS, the applicant, Bunkys Towing submitted an application to the Planning Board for review under Planning Board Application EWSP18-04; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application EWSP18-04, in the amount of \$387.00, shall be refunded to the applicant, Bunkys Towing, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Bunkys Towing, attention Robert Willis, at the following address: 30Taft St., Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 213-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION EWSP19-01 TO THE APPLICANT

WHEREAS, the applicant, Fashion Girdle LLC submitted an application to the Planning Board for review under Planning Board Application EWSP19-01; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application EWSP19-01, in the amount of \$393.50, shall be refunded to the applicant, Fashion Girdle LLC as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Fashion Girdle LLC, at the following address: 9 No Essex Street, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 214-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION EWSP19-02 TO THE APPLICANT

WHEREAS, the applicant, Abdal Karim Assaf/Good Guys Garage submitted an application to the Planning Board for review under Planning Board Application EWSP19-02; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application EWSP19-02, in the amount of \$523.50, shall be refunded to the applicant, Abdal Karim Assaf., as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Abdal Karim Assaf, at the following address: 291 E Blackwell St., Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 215-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION EWSP19-05 TO THE APPLICANT

WHEREAS, the applicant, William F. Barnish Properties Management submitted an application to the Planning Board for review under Planning Board Application EWSP19-05; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application EWSP19-05, in the amount of \$442.50, shall be refunded to the applicant, William F. Barnish Properties Management as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, William F. Barnish Properties Management, at the following address: 75 Bassett Highway, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 216-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR HISTORIC PRESERVATION COMMISSION BOARD APPLICATION HPC18-01 TO THE APPLICANT

WHEREAS, the applicant, Chuck Leanza submitted an application to the Historic Preservation Commission for review under Historic Preservation Commission Application HPC18-01; and

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

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

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

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

1. The remaining balance of the escrow account for Historic Preservation Commission Application HPC18-01, in the amount of \$500.00, shall be refunded to the applicant, Chuck Leanza as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Chuck Leanza, at the following address: 51 Radtke Road, Randolph, NJ 07869.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 217-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR HISTORIC PRESERVATION COMMISSION BOARD APPLICATION HPC18-02 TO THE APPLICANT

WHEREAS, the applicant, Gloria Lopez Lopera submitted an application to the Historic Preservation Commission for review under Historic Preservation Commission Application HPC18-02; and

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

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

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

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

1. The remaining balance of the escrow account for Historic Preservation Commission Application HPC18-02, in the amount of \$150.00, shall be refunded to the applicant, Gloria Lopez Lopera as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Gloria Lopes Lopera, at the following address: 52 A Hudson Street, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 218-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR HISTORIC PRESERVATION COMMISSION BOARD APPLICATION HPC19-02 TO THE APPLICANT

WHEREAS, the applicant, Meridia College Campus submitted an application to the Historic Preservation Commission for review under Historic Preservation Commission Application HPC19-02; and

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

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

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

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

1. The remaining balance of the escrow account for Historic Preservation Commission Application HPC19-02, in the amount of \$94.00, shall be refunded to the applicant, Meridia College Campus as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Capodagli Property Company LLC, attention Dennis Liloia, Esq., at the following address: 201 So. Wood Avenue, Linden, NJ, 07036.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 219-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR HISTORIC PRESERVATION COMMISSION BOARD APPLICATION HPC19-02 TO THE APPLICANT

WHEREAS, the applicant, Capodagli Property/Meridia College Campus submitted an application to the Historic Preservation Commission for review under Historic Preservation Commission Application HPC19-02; and

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

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

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

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

1. The remaining balance of the escrow account for Historic Preservation Commission Application HPC19-02, in the amount of \$3,477.00, shall be refunded to the applicant, Capodagli Property/Meridia College Campus as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Capodagli Property Company, LLC, attention Denis Liloia, Esq., at the following address: 201 So. Wood Avenue, Linden, NJ, 07036.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 220-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR HISTORIC PRESERVATION COMMISSION BOARD APPLICATION HPC19-03 TO THE APPLICANT

WHEREAS, the applicant, Peter Selca submitted an application to the Historic Preservation Commission for review under Historic Preservation Commission Application HPC19-03; and

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

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

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

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

1. The remaining balance of the escrow account for Historic Preservation Commission Application HPC19-03, in the amount of \$252.50, shall be refunded to the applicant, Peter Selca as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Peter Selca, at the following address: 237 Bartholf Avenue, Pompton Lakes, NJ 07442.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 221-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR HISTORIC PRESERVATION COMMISSION BOARD APPLICATION HPC19-06 TO THE APPLICANT

WHEREAS, the applicant, Ana Carmona submitted an application to the Historic Preservation Commission for review under Historic Preservation Commission Application HPC19-06; and

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

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

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

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

1. The remaining balance of the escrow account for Historic Preservation Commission Application HPC19-06, in the amount of \$361.00, shall be refunded to the applicant, Ana Carmona as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Ana Carmona, at the following address: 21-23 E Blackwell St, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 222-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P17-01 TO THE APPLICANT

WHEREAS, the applicant, Dover Veterans Housing Associates, LLC submitted an application to the Planning Board for review under Planning Board Application P17-01; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P17-01, in the amount of \$1,592.05, shall be refunded to the applicant, Dover Veterans Housing Associates, LLC, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Dover Veterans Housing Associates, LLC, att. Jacob Fisher, at the following address: 1301 N 31st Street, Philadelphia, PA 19121.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 223-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P17-02 TO THE APPLICANT

WHEREAS, the applicant, 34 West Clinton Inc. submitted an application to the Planning Board for review under Planning Board Application P17-02; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P17-02, in the amount of \$605.00, shall be refunded to the applicant, 34 West Clinton Inc, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, 34 West Clinton Inc., attention John Correa, at the following address: 34 Randolph Avenue, Randolph, NJ 07869.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 224-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P17-03 TO THE APPLICANT

WHEREAS, the applicant, Just A Bar submitted an application to the Planning Board for review under Planning Board Application P17-03; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P17-03, in the amount of \$397.00, shall be refunded to the applicant, Just A Bar, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Just A Bar, attention John Correa, at the following address: 34 Randolph Avenue, Randolph, NJ 07869.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 225-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P17-04 TO THE APPLICANT

WHEREAS, the applicant, John Dorsch submitted an application to the Planning Board for review under Planning Board Application P17-04; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P17-04, in the amount of \$118.50, shall be refunded to the applicant, John Dorsch, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, John Dorsch, at the following address: 345 Hoffman Road, Port Murray, NJ 07865.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 226-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
P17-06 TO THE APPLICANT**

WHEREAS, the applicant, Corporation of The Presiding Bishop of The Church of Jesus Christ of Latter Day Saints submitted an application to the Planning Board for review under Planning Board Application P17-06; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P17-06, in the amount of \$452.32, shall be refunded to the applicant, Corporation of The Presiding Bishop of The Church of Jesus Christ of Latter Day Saints, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Corporation of The Presiding Bishop of The Church of Jesus Christ of Latter Day Saints, at the following address: 50 East North Temple Street, Salt Lake City, UT 84150.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 227-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P17-07 TO THE APPLICANT

WHEREAS, the applicant, Structure Development, LLC submitted an application to the Planning Board for review under Planning Board Application P17-07; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P17-07, in the amount of \$7,169.91, shall be refunded to the applicant, Structure Development, LLC as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Structure Development, LLC, at the following address: 3700 34th Street, Suite 220, Orlando, FL 32805.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 228-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P18-03 TO THE APPLICANT

WHEREAS, the applicant, Dover Veterans Renewal Housing, submitted an application to the Planning Board for review under Planning Board Application P18-03; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P18-03, in the amount of \$803.00, shall be refunded to the applicant, Dover Veterans Renewal Housing, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Dover Veterans Renewal Housing, att. Jacob Fisher, at the following address: 1301 N 31st Street, Philadelphia, PA 19121.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 229-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P19-04 TO THE APPLICANT

WHEREAS, the applicant, Wilson Vasquez submitted an application to the Planning Board for review under Planning Board Application P19-04; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P19-04, in the amount of \$2,615.00, shall be refunded to the applicant, Wilson Vasquez, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Wilson Vasquez, at the following address: 44 North Morris Street, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 230-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P19-05 TO THE APPLICANT

WHEREAS, the applicant, Eri & Geo Inc submitted an application to the Planning Board for review under Planning Board Application P19-05; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P19-05, in the amount of \$1,000.00, shall be refunded to the applicant, Eri & Geo Inc., as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Eri & Gio Inc, at the following address: 20 Hill Hollow Road, Lake Hopatcong, NJ 07849.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 231-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P19-10 TO THE APPLICANT

WHEREAS, the applicant, Carlyon Properties LLC submitted an application to the Planning Board for review under Planning Board Application P19-10; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P19-10, in the amount of \$1,210.00, shall be refunded to the applicant, Carlyon Properties LLC., as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Carlyon Properties LLC, at the following address: 17 Woodland Road, Denville, NJ 07834.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 232-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION SD-01-16 TO THE APPLICANT

WHEREAS, the applicant, Barbara Keller, submitted an application to the Planning Board for review under Planning Board Application SD-01-16; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application SD-01-16, in the amount of \$1,448.50, shall be refunded to the applicant, Barbara Keller, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Barbara Keller, at the following address: 790 11th Avenue, Apt. 9D, New York, NY, 10019.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 233-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION SP-01-16 TO THE APPLICANT

WHEREAS, the applicant, Rush Services LLC, submitted an application to the Planning Board for review under Planning Board Application SP-01-16; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application SP-01-16, in the amount of \$858.43, shall be refunded to the applicant, Rush Services LLC, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Rush Services LLC, at the following address: 81 Henry Road, Newton, NJ, 07860.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 234-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION
SP-06-16 TO THE APPLICANT**

WHEREAS, the applicant, Meenan Oil Co. submitted an application to the Planning Board for review under Planning Board Application SP-06-16; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application SP-06-16, in the amount of \$600.75, shall be refunded to the applicant, Meenan Oil Co., as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Meenan Oil Co., at the following address: 15 Richboyton Road, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 235-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING
BALANCE OF THE ESCROW ACCOUNT FOR ZONING BOARD OF ADJUSTMENT
APPLICATION Z17-01 TO THE APPLICANT**

WHEREAS, the applicant, Adalberto Suarez submitted an application to the Zoning Board of Adjustment for review under Zoning Board of Adjustment Application Z17-01; and

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

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

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

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

1. The remaining balance of the escrow account for Zoning Board of Adjustment Application Z17-01, in the amount of \$216.25, shall be refunded to the applicant, Adalberto Suarez, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Adalberto Suarez, at the following address: 76 Mount Hope Avenue, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 236-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR ZONING BOARD OF ADJUSTMENT APPLICATION Z17-03 TO THE APPLICANT

WHEREAS, the applicant, David Cicchetti submitted an application to the Zoning Board of Adjustment for review under Zoning Board of Adjustment Application Z17-03; and

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

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

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

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

1. The remaining balance of the escrow account for Zoning Board of Adjustment Application Z17-03, in the amount of \$505.00, shall be refunded to the applicant, David Cicchetti, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, David Cicchetti, at the following address: 22 Teabo Road, Wharton, NJ 07885.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 237-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR ZONING BOARD OF ADJUSTMENT APPLICATION Z18-01 TO THE APPLICANT

WHEREAS, the applicant, St Thomas Orthodox Church submitted an application to the Zoning Board of Adjustment for review under Zoning Board of Adjustment Application Z18-01; and

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

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

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

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

1. The remaining balance of the escrow account for Zoning Board of Adjustment Application Z18-01, in the amount of \$1,369.00, shall be refunded to the applicant, St Thomas Orthodox Church, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, St. Thomas Orthodox Church Inc., at the following address: 50 Flanders Bartley Rd, Flanders, NJ 07836.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 238-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR ZONING BOARD OF ADJUSTMENT APPLICATION Z18-02 TO THE APPLICANT

WHEREAS, the applicant, William T Roberts submitted an application to the Zoning Board of Adjustment for review under Zoning Board of Adjustment Application Z18-02; and

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

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

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

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

1. The remaining balance of the escrow account for Zoning Board of Adjustment Application Z18-02, in the amount of \$466.50, shall be refunded to the applicant, William T Roberts, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, William T Roberts, at the following address: 7 Reservoir Ave, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 239-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR ZONING BOARD OF ADJUSTMENT APPLICATION Z19-01 TO THE APPLICANT

WHEREAS, the applicant, Nhung Heaton submitted an application to the Zoning Board of Adjustment for review under Zoning Board of Adjustment Application Z19-01; and

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

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

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

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

1. The remaining balance of the escrow account for Zoning Board of Adjustment Application Z19-01, in the amount of \$481.45, shall be refunded to the applicant, Nhung Heaton, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Nhung Heaton, at the following address: 536 Berkshire Valley Road, Wharton, NJ 07885.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 240-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION P19-11 TO THE APPLICANT

WHEREAS, the applicant, Guillermo Molina submitted an application to the Planning Board for review under Planning Board Application P19-11; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application P19-11, in the amount of \$470.00, shall be refunded to the applicant, Guillermo Molina as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, Guillermo Molina, at the following address: 1 Shadow Brook Way, Mendham, NJ 07945.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 241-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REFUND THE REMAINING BALANCE OF THE ESCROW ACCOUNT FOR PLANNING BOARD APPLICATION EWSP17-02 TO THE APPLICANT

WHEREAS, the applicant, William F. Barnish Property Management submitted an application to the Planning Board for review under Planning Board Application EWSP17-02; and

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

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

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

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

1. The remaining balance of the escrow account for Planning Board Application EWSP17-02, in the amount of \$22.50, shall be refunded to the applicant, William F. Barnish Property Management, as per the request made.
2. The Finance Department is hereby authorized and directed to issue a refund of the remaining balance to the applicant, William F. Barnish Property Management, at the following address: 75 Bassett Highway, Dover, NJ 07801.
3. This resolution shall take effect immediately upon its adoption.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 242-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE
TOWN OF DOVER APPROVING A MOBILE RETAIL FOOD ESTABLISHMENT(S)**

WHEREAS, a Class II License allows the licensee to set up on the paved portions of the following public parks and or playgrounds of the town: Crescent Field, Second Street Playground, Hooey Park, King Field, Hurd Park, Steffany Park at Waterworks and Overlook Park.

WHEREAS, the vendor has provided proof of insurance, sales tax certificate, physician certificate(s), photograph(s) of employees, proof of citizenship and proof of payment of sales tax; and

WHEREAS, the appropriate fees have been paid.

WHEREAS, this approval is conditioned upon approval of the Health Officer's satisfactory inspection of the vehicle for said license.

WHEREAS, the Police Department has approved the location of the vendors.

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

1. That the application of Dominick J. Angelone of Big D's Hot Dogs for a Mobile Retail Food Establishment, Class II License be approved. (RENEWAL)

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 243-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE
TOWN OF DOVER APPROVING A MOBILE RETAIL FOOD ESTABLISHMENT(S)**

WHEREAS, a Class III license is for the sale of frozen dairy products and frozen snacks from a motorized vehicle. The license may sell in any zone, provided that no sale stops shall be for more than ten (10) minutes in any residential zone and thirty (30) minutes in any other zone.

WHEREAS, the vendors have provided proof of insurance, sales tax certificate, physician certificate(s), photograph(s) of employees, proof of citizenship and proof of payment of sales tax; and

WHEREAS, the appropriate fees have been paid.

WHEREAS, this approval is conditioned upon approval of the Health Officer's satisfactory inspection of the vehicle for said license.

WHEREAS, the Police Department has approved the location of the vendors.

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

Blanquita's Ice Cream
102 Adams Avenue
Union, New Jersey, 07083

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 244-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE
TOWN OF DOVER APPROVING A MOBILE RETAIL FOOD ESTABLISHMENT(S)**

WHEREAS, a Class III license is for the sale of frozen dairy products and frozen snacks from a motorized vehicle. The license may sell in any zone, provided that no sale stops shall be for more than ten (10) minutes in any residential zone and thirty (30) minutes in any other zone.

WHEREAS, the vendors have provided proof of insurance, sales tax certificate, physician certificate(s), photograph(s) of employees, proof of citizenship and proof of payment of sales tax; and

WHEREAS, the appropriate fees have been paid.

WHEREAS, this approval is conditioned upon approval of the Health Officer's satisfactory inspection of the vehicle for said license.

WHEREAS, the Police Department has approved the location of the vendors.

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

Victoria's Ice Cream
1051 Grandview Avenue
Union, New Jersey, 07083

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 245-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER APPROVING A MOBILE RETAIL FOOD ESTABLISHMENT(S)

WHEREAS, a Class II License allows the licensee to set up on the paved portions of the following public parks and or playgrounds of the town: Crescent Field, Second Street Playground, Hooley Park, King Field, Hurd Park, Steffany Park at Waterworks and Overlook Park.

WHEREAS, the vendor has provided proof of insurance, sales tax certificate, physician certificate(s), photograph(s) of employees, proof of citizenship and proof of payment of sales tax; and

WHEREAS, the appropriate fees have been paid.

WHEREAS, this approval is conditioned upon approval of the Health Officer's satisfactory inspection of the vehicle for said license.

WHEREAS, the Police Department has approved the location of the vendors.

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

1. That the application of Alejandro Guevara of Parche Burger Dover, LLC for a Mobile Retail Food Establishment, Class II License be approved. (NEW)

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 246-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A GRANT FUNDED
STORMWATER MANAGEMENT STUDY PROVIDED BY THE
NEW JERSEY INSTITUTE OF TECHNOLOGY (NJIT)**

WHEREAS, the New Jersey State Office of Emergency Management has provided a grant designating NJIT as the lead agency; and

WHEREAS, NJIT has expressed willingness to assist our community in studying our stormwater management with the hope of designing potential mitigation projects for the Town of Dover with their findings; and

WHEREAS, the Emergency Management Coordinator has recommended we proceed with this study to improve our hazard mitigation plan and prepare projects for grant application; and

BE IT RESOLVED, the Town of Dover expresses its gratitude to the NJ Office of Emergency Management and professors at the NJ Institute of Technology for offering our community this grant funded opportunity at no cost; and

BE IT FURTHER RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris that the Emergency Management Coordinator shall be the designated point of contact for this project and the Business Administrator or EMC shall execute agreements to effectuate this benefit to our community.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 247-2025

RESOLUTION AUTHORIZING A MORRIS COUNTY TRAIL CONSTRUCTION GRANT APPLICATION

WHEREAS, the County, created the Morris County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund ("Trust Fund"), in accordance with P.L. 1997, c24 (N.J.S.A. 40:12-15.1 et seq.), and any subsequent amendments thereto; and,

WHEREAS, on November 4, 2014, the voting electorate of Morris County approved the ballot question to permit trail construction as an allowable use under the Trust Fund, and on April 27, 2016, the County, adopted the Morris County Trail Construction Grant Program, hereinafter referred to as the "Program"; and

WHEREAS, the Program will provide funding for the rehabilitation and expansion of existing as well as the construction of new motorized, non-motorized, or diversified recreational trails; and,

WHEREAS, the Town of Dover wishes to apply for and obtain a grant through the 2025 Morris County Trail Construction Grant Program in the amount of \$60,000.00 for the Town of Dover Mountain Trail Design Project.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Town Council of the Town of Dover do hereby authorize the preparation and submission of a 2025 Morris County Trail Construction Grant Application on behalf of the Town of Dover; and

BE IT FURTHER RESOLVED, that the Mayor and Town Council of the Town of Dover authorize the expenditure of the required 20% match for this grant through matching funds and/or in-kind contributions in the amount of \$15,000.00; and

BE IT FURTHER RESOLVED, that the Mayor and Town Council of the Town of Dover acknowledge the grant program will operate on a reimbursement basis only, and agree to provide full advance funding to complete the project; and

BE IT FURTHER RESOLVED, that upon receipt of the Grant Agreement, authorizes the Mayor, to execute such agreement on behalf of the Town of Dover and that this signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 248-2025

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

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

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

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

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

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

2025-2026 LIQUOR LICENSES

IE & ANGIE LLC	CELEBRITY BAR & LIQUORS LLC 260 Rt. 46 East & Perry Street	1409-33-006-006
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ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 249-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF
DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING TAX
APPEAL SETTLEMENT FOR BLOCK 703, LOT 8**

WHEREAS, the Dover Mayor and Council have been advised of the proposed settlement of a property tax appeal filed by Dover Crafts, Inc. under Docket Numbers 001781-2011, 003995-2012, 002281-2013, 001446-2014, 000500-2015 and 002758-2016, and subsequently renamed Dover Business Park, LLC, under Docket Numbers 001882-2017, 003062-2018, 003568-2019, 001857-2020, 002535-2021, 001433-2022, 001950-2023 and 003322-2024 (hereinafter the "Tax Appeal"); and,

WHEREAS, the aforesaid Tax Appeal involves an industrial property located at 158 West Clinton Street, and is otherwise designated as Block 703 Lot 8 on the tax assessment map of the Town; and,

WHEREAS, the Governing Body has been advised of the merits of the aforesaid settlement by the Town Appraiser and the Town Tax Assessor; and,

WHEREAS, the terms of the proposed settlement are set forth in the Schedule "A" attached hereto and made a part hereof; and,

WHEREAS, it is in the best interest of the Town to settle the subject Tax Appeal in accordance with the terms set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Dover, that the aforesaid Tax Appeal settlement is hereby approved, in accordance with the terms set forth in the attached Schedule "A"; and,

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Town Clerk, Tax Appeal Attorney and/or any other appropriate Town official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____

SCHEDULE "A"

A. The terms of the aforesaid tax appeal settlement shall consist as follows:

158 West Clinton Street Block 703, Lot 8

2011 Appeal: \$4,350,000
2012 Appeal: \$4,350,000
2013 Appeal: \$4,350,000
2014 Appeal: \$4,350,000
2015 Appeal: \$4,350,000
2016 Appeal: Withdrawn
2017 Appeal: Withdrawn
2018 Appeal: Withdrawn
2019 Appeal: Withdrawn
2020 Appeal: Withdrawn
2021 Appeal: Withdrawn
2022 Appeal: Withdrawn
2023 Appeal: Withdrawn
2024 Appeal: Withdrawn

B. The provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall not apply to the terms of this settlement.



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 250-2025

RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND

WHEREAS, Dover Town is a member of the Morris County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

1. **Dover Town** agrees to renew its membership in the Morris County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Governing Body shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Morris County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

This Resolution agreed to this _____ day of _____, 2025 by a vote

of: _____ Affirmative

_____ Negative

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 251-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER IN THE COUNTY OF MORRIS AUTHORIZING SETTLEMENT OF THE TAX APPEAL ENTITLED JOHN O'BRIEN & RAMON LOPEZ, SR. & NANCY V. DOVER TOWN DOCKET NO. 011187-2015 FOR BLOCK 402, LOT 8 KNOWN AS 38 GLENWOOD AVENUE OF THE TAX ASSESSMENT FOR TAX YEAR 2015 IN THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY

WHEREAS, an appeal of the real property tax assessment for tax year 2015 involving Block 402, Lot 8 has been filed by the taxpayer, John O'Brien & Ramon Lopez, Sr. & Nancy; and

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

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

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

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

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Settlement Amount</u>
Block: 402, Lot: 8			
Address: 38 Glenwood Avenue			
Year: 2015			
Land	\$ 156,300	\$ 156,300	\$ 156,300
Improvements	<u>\$ 164,800</u>	<u>\$ 164,800</u>	<u>\$ 137,700</u>
Total	\$ 321,100	\$ 321,100	\$ 294,000

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 252-2025

RESOLUTION OF MAYOR AND COUNCIL OF THE TOWN OF DOVER DECLARING A CERTAIN AREA KNOWN AS BLOCK 1218, LOTS 13, 20, 21 AND 23; AND BLOCK 1325, LOTS 8 AND 9 IN THE TOWN OF DOVER A NON- CONDEMNATION AREA IN NEED OF REDEVELOPMENT (LOT F AND LOT H)

WHEREAS, the Town Council of the Town of Dover (the “Town Council”) considered it to be in the best interest of the Town to have the Town Planning Board conduct an investigation of certain property located in the Town commonly known as Block 1218, Lots 13, 20, 21 and 23; and Block 1325, Lots 8 and 9 (collectively, the “Study Area”), to determine whether such Study Area, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

WHEREAS, in Resolution No. 102-2025, dated March 24, 2025, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the Study Area to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment; and

WHEREAS, Block 1218, Lots 13, 20, 21 and 23 of the Study Area is generally bounded by developed property to the north and west, W. Dickerson Street to the south, and S. Warren Street to the east; and

WHEREAS, Block 1325, Lots 8 and 9 of the Study Area is generally bounded by developed property to the north, a railroad right-of-way to the south, N. Sussex Street to the west, and N. Warren Street to the east; and

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

WHEREAS, on behalf of the Planning Board, John McDonough Associates, LLC prepared a report entitled “Preliminary Investigation Non-Condensation Area in Need of Redevelopment, Parking Lots F & H, Block 1218, Lots 13, 20, 21 & 23; and Block 1325, Lots 8 & 9”, dated June 20, 2025 (the “Preliminary Investigation”), pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6.b(4)-(5) of the Redevelopment Law provides in pertinent part relative to the Town Planning Board’s public hearing on the Preliminary Investigation and whether the Study Area should be designated a non-condemnation “area in need of redevelopment”:

“(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

(5) (a) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area”; and

WHEREAS, the Town of Dover Planning Board, at a duly noticed public hearing held on July 17, 2025, reviewed the Preliminary Investigation; and

WHEREAS, at the hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Study Area is a non-condemnation redevelopment area, and all objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections were received and considered by the Planning Board and made part of the public record; and

WHEREAS, the Planning Board considered and reviewed each of the statutory criteria in the Redevelopment Law and the condition of the Study Area as analyzed in detail in the testimony of the Town’s professional planning consultant and in the Preliminary Investigation, as well as comments from all persons who were interested in or would be affected by a determination that the Study Area is a non-condemnation redevelopment area, including but not limited to the deleterious conditions, ongoing vacancy and the functional obsolescence of the layout of the improvements within the Study Area, and concurred with the finding in the Preliminary Investigation, which states as follows in the Summary of Findings and Conclusions:

“The study area consists of 6 tax lots in the Town of Dover. This preliminary investigation finds that all lots in the study satisfy the statutory criteria for designation as a non-condemnation area in need of redevelopment, under criteria ‘d’ and ‘h’, as summarized below. More detailed information is provided in **Appendices C and D** [of the Preliminary Investigation].

1. **Block 1218 Lot 13** is developed as a portion of a public parking lot, known as Parking Lot “H”. This preliminary investigation finds that the entire lot satisfies the criteria for designation as a non- condemnation area in need of redevelopment under criterion “a”, criterion “d” (faulty and obsolete design) and criterion “h” (smart growth).
2. **Block 1218 Lot 20** is developed as a healthcare office. This preliminary investigation finds that the entire lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criterion “a” (substandard building) “d” (faulty and obsolete design) and criterion “h” (smart growth).
3. **Block 1218 Lot 21** is developed as a private parking lot. This preliminary investigation finds that the entire lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criterion “d” (faulty and obsolete design) and criterion “h” (smart growth).
4. **Block 1218 Lot 23** is developed as a portion of a public parking lot, known as Parking Lot “H”. This preliminary investigation finds that the entire lot satisfies the criteria for designation as a non- condemnation area in need of redevelopment under criterion “d” (faulty and obsolete design) and criterion “h” (smart growth).
5. **Block 1325 Lot 8** is developed as a public parking lot, known as Parking Lot “F”. This preliminary investigation finds that the entire lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criterion “d” (faulty and obsolete design) and criterion “h” (smart growth).

6. **Block 1325 Lot 9** is developed as an automobile rental and repair facility. This preliminary investigation finds that the entire lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criterion “d” (faulty and obsolete design) and criterion “h” (smart growth).”

WHEREAS, the Preliminary Investigation goes on to conclude as follows in the Conclusions and Recommendations:

“Based on the foregoing analysis, the entire Study Area fulfills several of the requirements of the Local Redevelopment and Housing Law for being designated as an area in need of redevelopment. The Planning Board may, therefore, recommend that the Dover Town Council adopt a resolution declaring that the selected sites within the Study Area meet the criteria for designation as an area in need of redevelopment.

Once the Dover Town Council has designated the area in need of redevelopment, it may direct the Dover Planning Board to develop a redevelopment plan for the Study Area. Any redevelopment plan, after review by the Dover Planning Board for consistency with the Town’s Master Plan, would then be considered by the Dover Town Council for adoption. Upon receipt of the redevelopment plan, the Dover Town Council may act to adopt the plan by ordinance. The adopted redevelopment plan will then become a superseding amendment to the Town’s zoning map and ordinance or may be treated as an overlay to existing zoning. Only after adoption by ordinance may the municipality exercise the redevelopment powers granted by the LRHL excluding the power of eminent domain.”

WHEREAS, at the July 17, 2025 Planning Board hearing, the Town’s professional planning consultant testified substantially as set forth above and as stated and recommended in the Preliminary Investigation; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated July 17, 2025, recommended to the Town Council that it should designate the entirety of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, the Town Council concurs and agrees with Planning Board’s recommendation as supported by the reasons stated in the Preliminary Investigation that the Study Area constitutes and meets the criteria under the Redevelopment Law and that the Study Area should be determined and declared a non-condemnation “area in need of redevelopment.”

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Dover, State of New Jersey, that the Study Area known as Block 1218, Lots 13, 20, 21 and 23; and Block 1325, Lots 8 and 9, is hereby designated a non-condemnation “area in need of redevelopment” under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and such designation shall authorize the Town to use all those powers provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the Study Area; and

BE IT FURTHER RESOLVED, that the Town Council hereby directs the Town Clerk to (a) serve this Resolution declaring that the property known as Block 1218, Lots 13, 20, 21 and 23; and Block 1325, Lots 8 and 9, is designated a non-condemnation redevelopment area upon the Commissioner of the Community Affairs in accordance with N.J.S.A. 40A:12A-6.b(5)(c), and (b) serve notice of such designation, within ten (10) days hereof, upon all record owners of property located within the

delineated area, those whose names are listed in the tax assessor's records, and upon each person who filed a written objection thereto and stated an address to which notice of determination may be sent in accordance with N.J.S.A. 40A:12A-6.b(5)(d).

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes John McDonough Associates, LLC to prepare a redevelopment plan for the Study Area known as Block 1218, Lots 13, 20, 21 and 23; and Block 1325, Lots 8 and 9, for review and consideration by the Town Council in accordance with the Redevelopment Law.

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

CERTIFICATION

I, Tara M. Pettoni, Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Resolution __-2025 is a true copy of the Original Resolution duly passed and adopted by the Mayor and Town Council of the Town of Dover at its meeting on _____, 2025.

Tara M. Pettoni
Municipal Clerk



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 253-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING ADOPTION OF 360 ADVANTAGE PROGRAM, INCLUDING VOLUNTARY BENEFITS OFFERED THROUGH ALLSTATE/DELTA DENTAL FOR THE EMPLOYEES OF THE TOWN OF DOVER

WHEREAS, The 360 Advantage Program consists of a Self-insured Medical Reimbursement Plan (SIMRP) and a Preventative Care Management Program, as permitted under Section 105, Section 106, and Section 125 of the Internal Revenue Code (IRC); and

WHEREAS, 360 Plus is an insurance-based service; and

WHEREAS, NJ Revised Statutes Title 40A:11-5 et al. provides that Any contract the amount of which exceeds the bid threshold, may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor and shall be awarded by resolution of the governing body if (1) The subject matter there of consists of Insurance, including the purchase of insurance coverage and consultant services, which exception shall be in accordance with the requirements for extraordinary unspecifiable services;

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

- a) Effective as of the date of this resolution the 360 Advantage Program, is hereby adopted by the Employer.
- b) The Town of Dover is authorized to execute the Compliance Agreement and the Service Agreement with 360 Smarter Administration, LLC.

A copy of this Resolution shall be forwarded to the Human Resources Department in the Administration Office.

This Resolution shall take effect immediately.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____