



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

**Town of Dover Town Hall
September 22, 2026 at 6:00 PM**

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

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

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

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

E) APPROVAL OF MINUTES

- July 21, 2026

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 18-2026 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey, Amending the Town of Dover Parking Utility's Regulations
- b. Ordinance 25-2026 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey, Establishing the Town of Dover's Downtown Pay-to-Park Meter Rates

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a. Ordinance 21-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Redevelopment Plan for the 1 Towpath Square / Harry Loory Redevelopment Area (Block 1205, Lots 1, 2, 10, 11, 12 and 13 and Block 1206, Lot 16)
- b. Ordinance 22-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Redevelopment Plan Block 1206, Lots 2, 3, 4 & 5 (North Warren Street & West Blackwell Street)
- c. Ordinance 23-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Redevelopment Plan for Block 703, Lot 6.01 (Formerly Part of, and Also Known as Lot 6) (200 / 220 West Clinton Street – Dover Tubular Site)
- d. Ordinance 24-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Baker Mansion Redevelopment Plan for Block 305, Lot 7 (45 Lehigh Street)

K) APPROVAL OF BILLS

- a. Resolution 181-2026 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 182-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 183-2026 Authorizing the Discharge of Mortgage Under the Rehabilitation Program with Luis and Abigail Benitez
- c. Resolution 184-2026 Authorizing the Discharge of Mortgage Under the Rehabilitation Program with Anibal and Ana Correa
- d. Resolution 185-2026 Resolution Accepting the Donation of a Vehicle from Bunky's Towing to the Town of Dover Police Department

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 186-2026 Authorizing Refund to Erika Tovar for Summer Camp Fee
- b. Resolution 187-2026 Appointing a Police Officer

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

- a. Resolution 188-2026 Authorizing Executive Session to Discuss Pending Litigation

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 18-2026

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

WHEREAS, N.J.S.A. § 39:4-197(1)(g) authorizes municipalities to pass, adopt and amend ordinances regulating the parking of vehicles upon land owned or leased and maintained by the municipality or a parking authority; and

NOW, THEREFORE, BE IT ORDAINED, the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, hereby modifies the Code of the Town of Dover, to amend and supplement portions of Chapter 373 as follows:

CHAPTER 373 – VEHICLES, TRAFFIC AND PARKING

Section 1.

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

Article I- Definitions.

§ 373-1 Definitions

BUSINESS EMPLOYEE PARKING PERMIT

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

COMMERCIAL VEHICLE

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

DESIGNATED AREA

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

DOWNTOWN DOVER

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

OVERSIZED VEHICLE

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

ON-STREET OVERNIGHT RESIDENTIAL PARKING PERMIT

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

MUNICIPAL LOT OVERNIGHT RESIDENTIAL PARKING PERMIT

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

PARKING UTILITY

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

PARKING RESTRICTIONS

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

PARKING LOT OR FACILITY

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

PARKING ENFORCEMENT

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

PARKING PERMIT

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

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

PARKING SYSTEM

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

REDEVELOPMENT AREA

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

ROAD TRACTOR

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

SEMITRAILER

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

SENIOR PERMIT

A permit offered to a Dover resident who is 65+ years in age to park in all permit required municipal lots. Seniors are also permitted to park for 2 hours on public streets in the downtown.

TRAILER

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

TRUCK

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

TRUCK TRACTOR

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

VISITOR PERMITS

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

VEHICLE

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

VEHICLE REGISTRATION

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

Article II- General Provisions.

§ 373-2 Prohibited Parking in Downtown Dover.

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

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

§ 373-3 Prohibited Parking in Residential Zone.

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

- B. Parking of Commercial and Oversized Vehicles on Residential Streets

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

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

§ 373-4 Signage.

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

§ 373-5 Enforcement.

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

§ 373-6 Penalty.

Any person, firm or corporation who or which shall violate any of the provisions of this article shall be subject to one or more of the following: imprisonment in the county jail or in any place provided by the

municipality for the retention of prisoners, for a term not exceeding ninety (90) days; or by a fine not exceeding \$1,250; or by a period of community service not exceeding ninety (90) days.

Article III- Permitted Parking

§ 373-7 Authority.

- A. The Parking Utility and its agents reserve the right to issue certain Parking Permits for the utilization of the Town's Parking Lots and Facilities or for the enjoyment of On-Street Overnight parking privileges in the Town's residential neighborhoods, during specified times, as outlined by the terms and conditions provided on such permit. There shall be four (4) types of available Parking Permits:

- 1) Municipal Lot Overnight Residential Parking Permit ("MLORP")
- 2) Business Employee Parking Permit ("BEP")
- 3) On-Street Overnight Residential Parking Permit ("OORP")
- 4) Senior Parking Permit ("SP")
- 5) Visitor Parking Permit ("V")

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

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

§ 373-8 Duration of Permit and Renewal Process.

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

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

1. January 1 – June 30
2. July 1 – December 31

- B. Parking Permits issued by the Parking Utility or its agents authorizing On-Street Overnight Parking in Dover's residential zones shall be valid for a period of one (1) year, starting and ending on January 1 of each year.
- C. The application or renewal process period ("Application Period") for all Town Parking Permits shall begin thirty (30) days prior to the aforementioned Permit Cycles.
- D. Parking Permits requested after the Application Period shall be valid only for the remainder of the Permit Cycle in which the resident seek parking privileges.

§ 373-9 Application Criteria for Issuance Parking Permits.

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

- A. Individuals seeking to obtain an On-Street Overnight Residential Parking Permit shall submit a complete application for a Parking Permit, which shall contain sufficient information, including but not limited to the following:
 - 1) Property Owners
 - i. Applicant's driver's license;
 - ii. A copy of the applicant's Vehicle Registration for the Vehicle (*Vehicles must be registered in the state of New Jersey and reflect a current Dover address*);
 - iii. Proof of valid Vehicle insurance; and
 - iv. Applicant's most recent utility bill, if applicable.
 - 2) Tenants:
 - i. Applicant's driver's license;
 - ii. A copy of the applicant's Vehicle Registration for the Vehicle (*Vehicles must be registered in the state of New Jersey and reflect a current Dover address*);
 - iii. Proof of valid Vehicle insurance; and
 - iv. A written notarized statement by the owner demonstrating a valid existing lease agreement; and
 - v. A valid Certificate of Compliance issued by the Town's Code Enforcement Department, with corresponding registered names.

- B. Applicants seeking a Municipal Lot Overnight Residential Parking Permit or On-Street Overnight Residential Parking Permit shall also provide:
 - 1) Property Owners:
 - i. A valid Certificate of Compliance issued by the Town's Department of Code Enforcement, with corresponding registered names; and
 - ii. A deed as to owners of real property or tax bill.
 - 2) Tenants:
 - i. A written notarized statement by the owner demonstrating a valid existing lease agreement; and
 - ii. A valid Certificate of Compliance issued by the Town's Code Enforcement Department, with corresponding registered names.
 - iii. Tenants residing in Dover's Redevelopment Area shall provide a letter from their Landlord stating that the parking facilitates available at the leasing property are full to capacity.

- C. Applicants seeking a Business Employee Permit shall also provide:
 - 1) The Applicant's most recent tax return (*If there is no tax return as of the date of the application, new hires shall submit a valid paystub upon completion of first pay period.*);
 - 2) The Applicant's most recent paystub (*If there is no available paystub at the time of Application, the Employment letter shall substitute the paystub until the paystub may be provided*); and
 - 3) A written and signed letter of employment from the owner of the business where the Applicant works (*such letter shall include the owner's contact information*).

- D. Visitor Parking Permits shall be available for any individual temporarily staying in the Town of Dover for a period to exceed three (3) consecutive days. Individuals seeking a Visitor Parking Permit shall provide the following information:
 - 1) Name and Address of the Individual or Entity intended to be visited;
 - 2) Driver's License;
 - 3) Copy of Insurance; and
 - 4) Vehicle Registration
 - 5) Duration of Stay

- E. Seniors seeking a Senior Permit shall provide the following:
 - 1) Applicant's driver's license;
 - 2) A copy of the applicant's Vehicle Registration for the Vehicle (*Vehicles must be registered in the state of New Jersey and reflect a current Dover address*);
 - 3) Proof of valid Vehicle insurance.
- F. Applications shall be available at the Town Clerk's Office or the Parking Utility Main Office.

§ 373-10 Permit Fees

- A. All On-Street Overnight Residential Parking Permits for the Town shall be available for purchase for the payment of \$20 annually with the total amount due at the time of the application's approval. Applicants applying for On-Street Overnight Residential Parking Permit after the Permit Cycle has begun shall not be entitled to pro-rated fees.
- B. All Municipal Lot Overnight Residential Parking Permits and Business Employee Parking Permits shall be available for purchase at the rate of \$150 per Permit Cycle. The total Parking Permit fee for such applications shall be due at the time of application's approval. After the Permit Cycle has begun, such applicants may purchase Parking Permits for a pro-rated monthly fee.
- C. All lawful residents by way of owner-occupied properties and or rentals with valid C of Cs may obtain one (1) free "OORP" per property and or rental unit. This shall exclude all rental units and properties located within the Downtown.
- D. All lawful residents as described in §373-10C, whose property does not maintain a driveway may obtain two (2) free "OORP" upon completion and submission of the appropriate parking permit application form. This shall exclude all rental units and property located in the Downtown.
- E. Tenants residing in Redevelopment Areas shall first seek a permit through their applicable leasing office before applying for a Municipal Lot Parking Permit. Tenants residing in a dwelling located in a Redevelopment Area shall pay the rate of their leasing property's parking permits for any Town- issued Parking Permit.
 - a. However, should any property within a Redevelopment area not maintain on-site parking for their tenants, such residents may apply for and obtain a Town-issued Parking Permit at the rate at which they are typically available
- F. Visitor Parking shall be available for free for any individual temporarily staying in the Town of Dover for less than three (3) consecutive days and or exceeding three (3) consecutive days. Individuals seeking Visitor Parking who exceed a duration of three (3) consecutive days shall comply with the requirements under § 373-9(D); those guests who do not exceed three (3) consecutive days shall provide the following information:
 - 1. Name and Address of the Individual or Entity intended to be visited;
 - 2. Make, Model, Color, and License Plate of the Visiting Vehicle
 - 3. Location in which Visiting Vehicle is Parked
 - 4. Duration of Stay
- G. Senior Parking Permits shall be available for Dover residents 65 years of age and older for an initial ten-dollar (\$10.00) fee; there shall be no annual renewal charge applied for senior permits; notwithstanding replacement of a lost permit.

§ 373-11 Parking Permit Appeals

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

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

Parking Permit decals issued by the Parking Utility shall be placed unobstructed on the driver's side upper left corner of the rear window. The transfer of Parking Permit decals from the Vehicle listed on the application to another is prohibited under this Article and shall be subject to penalty as deemed appropriate by Parking Utility.

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

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

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

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

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

§ 373-15 Enforcement.

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

§ 373-16 Violations and Penalties.

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

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

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

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

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

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

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

§ 373-20 Permit Required.

No person shall park a vehicle in a Town-owned lot or facility without a valid parking permit or paying the required fee at the nearby metering stations. The Parking Utility or his/her designee, shall issue Parking Permits for the Town's Municipal Lots and Facilities on a bi-annual basis (i.e. every 6 months). A resident motor vehicle or employee vehicle which displays a valid Municipal Lot Overnight Parking Permit as provided for herein shall be permitted to stand or be parked in the permit parking zone for which the permit has been issued as limited by time restrictions or area prohibitions established herein.

Article V Parking Restrictions in Residential Zones.

§ 373-21 Permit Required.

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

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

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

Section 2. Severability.

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

Section 3. Repealer.

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

Section 4. When Effective.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 25-2026

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, THE STATE OF NEW JERSEY, ESTABLISHING THE TOWN OF DOVER'S DOWNTOWN PAY-TO-PARK METER RATES

WHEREAS, N.J.S.A. § 39:4-197(1)(g) authorizes municipalities to pass, adopt and amend ordinances regulating the parking of vehicles upon land owned or leased and maintained by the municipality or a parking authority; and

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

Section 1. Purpose.

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

Section 2. Downtown On-Street Parking

- A. All Downtown public on street parking areas, within the delineated Town of Dover's Downtown Parking Map, shall be subject to the following rates and time limitations:
 - 1. The parking fee for on-street parking within the Town of Dover's delineated downtown area shall be twenty-five cents (\$0.25) per every fifteen minutes (equivalent to \$1.00 per hour), which shall not exceed a maximum of three (3) consecutive hours.
 - 2. The maximum three (3) hour parking period shall be followed by a 45-minute lockout period, during which an additional parking session may not be initiated for that same vehicle in the corresponding parking zone.

Section 3. Downtown Short-Term Parking Zones.

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

Section 4. Commuter Lots.

- A. All municipal-owned Commuter lots and parking areas, as designated by the Town's Parking Maps, shall maintain spaces available at the rate of one dollar (\$1.00) per hour and shall be subject to the time limitations as provided under Chapter 373 of the Town Code, and all relevant signage and maps.
- B. Commuter Lot A shall maintain spaces available at a daily rate of seven dollars (\$7.00) for transit commuter riders and shall be subject to the time limitations as provided under Chapter 373 of the Town Code, and all relevant signage and maps.

Section 5. Hours of Enforcement.

- A. Paid parking regulations shall be enforced in all municipal-owned parking zones and lots Monday through Saturday.
- B. A 15-minute unpaid grace period for on all street parking zones shall be offered at physical pay stations.
- C. Notwithstanding the same, excluding between the hours of 2:00 a.m. – 6:00 a.m. in Downtown parking areas, during which time parking in such zone is prohibited.
- D. Nothing contained herein shall be construed to supersede any adopted parking prohibition or regulation, including but not limited to overnight parking restrictions, temporary parking restrictions, emergency parking restrictions, or any other restrictions established by ordinance or resolution of the governing body.

Section 6. Severability.

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

Section 7. Repealer.

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

Section 8. Effective Date.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

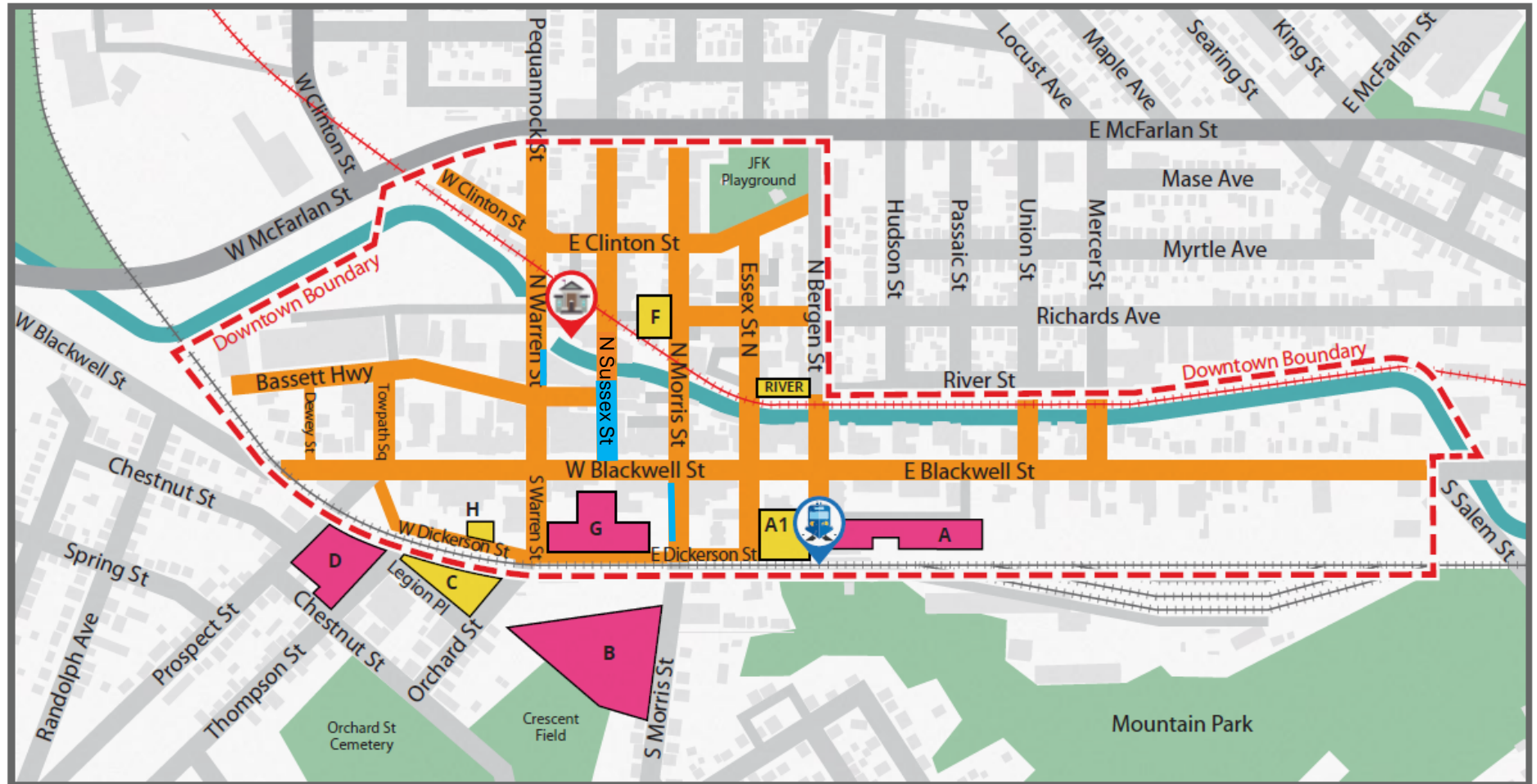
INTRODUCED: _____

ADOPTED: _____



Town of Dover

Dover Downtown Parking Map



-  Permit Only parking lot
-  Commuter parking lot
-  Metered street parking
-  Short-Term parking

No overnight street
parking in the
downtown area



Town Hall



Train Station

+++++ NJ Transit, Morristown Line

+++++ Dover & Rockaway Railroad



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 21-2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 22-2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 23-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 703, LOT 6.01 (FORMERLY PART OF, AND ALSO KNOWN AS LOT 6) (200 / 220 WEST CLINTON STREET – DOVER TUBULAR SITE)

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

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

WHEREAS, by Resolution No. 133-2026, the Town Council designated the property known as 200 West Clinton Street (and also known as 220 W. Clinton Street), shown on the official Tax Map of the Town of Dover as Block 703, Lot 6.01 (formerly a portion of and also known as Block 703, Lot 6) (the “Property” or “Plan Area”), as a non-condemnation area in need of redevelopment under the Redevelopment Law, which designation authorizes the Town to use all those powers provided under the Redevelopment Law except the power of eminent domain; and

WHEREAS, the Plan Area is an interior parcel with approximately 686.14 feet of frontage on West Clinton Street (New Jersey State Highway Route 15) and measures approximately 6.632 acres; and

WHEREAS, Graviano & Gillis Architects & Planners, LLC prepared a redevelopment plan for the Property entitled “Redevelopment Plan – Block 703, Lot 6.01, formerly part of, and also known as Lot 6, Town of Dover, Morris County, New Jersey,” dated August 10, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan sets forth the land use, bulk, design, parking, loading, landscaping, lighting, signage and other regulations governing the redevelopment of the Property, including permitted principal uses of warehouses and warehouse distribution buildings, indoor recreation, research laboratories, light manufacturing and assembly, government buildings, and office uses in conjunction with permitted principal uses; minimum lot area of six (6) acres before any potentially required right-of-way dedications; minimum lot width of six hundred (600) feet; maximum building height of fifty (50) feet; minimum front yard setback of sixty (60) feet; minimum rear yard setback of one hundred fifty (150) feet; minimum side yard setback of sixty (60) feet; minimum combined side yard setback of one hundred twenty (120) feet; maximum building coverage of forty percent (40%); maximum impervious coverage of seventy-five percent (75%); maximum office area of fifteen thousand (15,000) square feet; minimum distance of ten (10) feet between parking lots and property lines; off-street parking at the rate of one (1) space per every one thousand two hundred fifty (1,250) square feet of building area; and one (1) loading dock for every ten thousand (10,000) square feet of building area (loading areas to be located in the rear yard only); and related standards, all consistent with the goals of the Town’s Master Plan and the State Development and Redevelopment Plan; and

WHEREAS, on September 8, 2026, the Town Council is introducing this Ordinance to adopt the Redevelopment Plan and, pursuant to N.J.S.A. 40A:12A-7(e), will refer this Ordinance and the Redevelopment Plan to the Planning Board for its review and recommendations as to the consistency of the Redevelopment Plan with the Town's Master Plan; and

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

WHEREAS, the Town Council finds that the adoption of the Redevelopment Plan is in the best interests of the Town and will promote the public health, safety, and general welfare by facilitating the appropriate redevelopment of the Property, including the remediation of the site under NJDEP oversight and the creation of non-residential tax ratables and employment opportunities;

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

Section 1. Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the Redevelopment Plan entitled "Redevelopment Plan – Block 703, Lot 6.01, formerly part of, and also known as Lot 6, Town of Dover, Morris County, New Jersey," dated August 10, 2026, prepared by Graviano & Gillis Architects & Planners, LLC, a copy of which is attached hereto and made a part hereof.

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

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

Section 4. To the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town's development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations, and the zoning district map included in the Town's zoning ordinance is hereby deemed amended accordingly to reflect that Block 703, Lot 6.01 is zoned in accordance with the Redevelopment Plan.

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 24-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADOPTING THE BAKER MANSION REDEVELOPMENT PLAN FOR BLOCK 305, LOT 7 (45 LEHIGH STREET)

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

WHEREAS, pursuant to the Redevelopment Law, the Mayor and Town Council of the Town of Dover (the “Town Council”) serve as an instrumentality and agency of the Town for purposes of implementing redevelopment plans and carrying out redevelopment projects within designated redevelopment areas; and

WHEREAS, by Resolution No. 332-2025, adopted December 30, 2025, the Town Council designated the property shown on the official Tax Map of the Town of Dover as Block 305, Lot 7, commonly known as 45 Lehigh Street and the “Baker Mansion” (the “Property” or “Redevelopment Area”), as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the designation was based upon the Town Planner’s report dated September 2, 2025, which found that the Property satisfied the statutory criteria set forth in N.J.S.A. 40A:12A-5(d) and (h), including conditions relating to obsolescence, faulty design, deteriorated site conditions, and consistency with smart growth planning principles, while recognizing the importance of preserving the historic Baker Mansion, its facade, grounds, and historic character; and

WHEREAS, as a non-condemnation area in need of redevelopment, the Town may exercise the powers available under the Redevelopment Law with respect to the Property, except the power of eminent domain; and

WHEREAS, the Redevelopment Area consists of one tax parcel, Block 305, Lot 7, having a street address of 45 Lehigh Street, containing approximately 2.619 acres, with frontage on Lehigh Street, North Elk Avenue, and Harvard Street, and containing the historic Baker Mansion, originally constructed circa 1902, together with substantial open grounds; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan entitled “Baker Mansion Redevelopment Plan, Block 305 Lot 7, Town of Dover, Morris County, NJ,” dated September 4, 2026 (the “Redevelopment Plan”), which is intended to serve as the redevelopment plan and zoning ordinance for the Redevelopment Area; and

WHEREAS, the Redevelopment Plan establishes preservation and adaptive reuse of the Baker Mansion as a core planning objective and provides for compatible residential reinvestment intended to give the Property an economically sustainable future while preserving and reinforcing its historic significance to the community; and

WHEREAS, the Redevelopment Plan permits multifamily residential development and open space as principal uses and establishes land use, bulk, parking, architectural, streetscape, landscaping, lighting,

signage, sustainability, historic preservation, and other development standards governing redevelopment of the Property; and

WHEREAS, among other standards, the Redevelopment Plan permits a maximum of five (5) buildings and thirty (30) dwelling units, establishes a maximum building height of thirty-five (35) feet and two (2) stories for buildings other than the existing mansion, requires a minimum of thirty-five percent (35%) open space, requires twenty percent (20%) of the dwelling units to be workforce housing as defined in the Redevelopment Plan, and requires off-street parking at a ratio of two (2) spaces per residential dwelling unit; and

WHEREAS, the Redevelopment Plan requires design review and coordination with the Town of Dover Historic Preservation Commission for redevelopment projects within the Redevelopment Area and provides an intended scope of work for the repair, renewal, rehabilitation, and adaptive reuse of the Baker Mansion; and

WHEREAS, the Redevelopment Plan further provides that certain parking, open space, utility, and related site improvements may extend onto adjacent lands located in the Borough of Wharton, subject to all required approvals of the Borough of Wharton; and

WHEREAS, the Redevelopment Plan concludes that it is substantially consistent with the goals and objectives of the Town of Dover Master Plan and addresses its relationship to the master plans and planning policies of contiguous municipalities, Morris County, the New Jersey Highlands Regional Master Plan, and the New Jersey State Development and Redevelopment Plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment plan is adopted by ordinance of the municipal governing body, and, to the extent the Redevelopment Plan supersedes existing municipal development regulations, the ordinance adopting the Redevelopment Plan must explicitly amend the zoning district map to identify the Redevelopment Area to which the Redevelopment Plan applies; and

WHEREAS, prior to final adoption of this Ordinance, the Redevelopment Plan shall be reviewed by the Planning Board in accordance with the applicable provisions of N.J.S.A. 40A:12A-7, and the Town Council shall consider the Planning Board's report and recommendations, if any, prior to final action; and

WHEREAS, the Town Council finds that adoption of the Redevelopment Plan is in the best interests of the Town and will promote the public health, safety, and general welfare by facilitating the preservation and adaptive reuse of an important historic property, providing new and workforce housing opportunities, promoting appropriate private reinvestment, and establishing comprehensive development standards for the Redevelopment Area.

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

Section 1. Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the redevelopment plan entitled "Baker Mansion Redevelopment Plan, Block 305 Lot 7, Town of Dover, Morris County, NJ," dated September 4, 2026, prepared by John McDonough Associates, LLC, together with its appendices, concept plans, and illustrative renderings, as the redevelopment plan governing Block 305, Lot 7, a copy of which is attached hereto and made a part hereof.

Section 2. The Redevelopment Plan shall supersede any and all prior redevelopment plans and/or rehabilitation plans pertaining to Block 305, Lot 7, and shall supersede the otherwise applicable provisions of Chapter 236, Land Use and Development, of the Code of the Town of Dover, to the extent expressly

provided in the Redevelopment Plan. Where the Redevelopment Plan does not expressly supersede or modify an applicable provision of the Town's development regulations, the otherwise applicable provisions of the Town Code shall remain in full force and effect.

Section 3. To the extent that any portion of the Redevelopment Plan conflicts with, amends, or modifies any provision of the Town's development regulations, the Redevelopment Plan shall supersede, amend, or modify such development regulations, as applicable. The zoning district map included in the Town's zoning ordinance is hereby explicitly amended to reflect that Block 305, Lot 7 is governed and zoned in accordance with the Baker Mansion Redevelopment Plan.

Section 4. The designation of Block 305, Lot 7 as a non-condemnation area in need of redevelopment is hereby preserved and reaffirmed. Nothing in this Ordinance or the Redevelopment Plan shall be construed to authorize the exercise of eminent domain with respect to the Redevelopment Area.

Section 5. Development and redevelopment of the Redevelopment Area shall be undertaken in accordance with the Redevelopment Plan, including its requirements concerning historic preservation, adaptive reuse of the Baker Mansion, permitted uses, bulk standards, workforce housing, parking, design, landscaping, lighting, signage, sustainability, and plan administration. Any development or improvements proposed on lands located outside the Town of Dover, including lands in the Borough of Wharton, shall remain subject to the jurisdiction and approvals of the municipality in which such lands are located.

Section 6. This Ordinance shall be part of the Redevelopment Plan and, to the extent necessary, the Code of the Town of Dover, as though codified and fully set forth therein. The Town Clerk is authorized and directed to cause this Ordinance to be incorporated into the official copies of the Redevelopment Plan and, to the extent necessary, the Town Code.

Section 7. The Town Clerk is directed to maintain a copy of the Redevelopment Plan and this Ordinance in the Office of the Town Clerk and make same available for inspection by the public in accordance with applicable law.

Section 8. Prior to adoption of this Ordinance on second and final reading, the Redevelopment Plan shall be submitted to and reviewed by the Planning Board in accordance with N.J.S.A. 40A:12A-7, and the Town Council shall consider the Planning Board's report and recommendations, if any, as required by law.

Section 9. If any section, paragraph, subsection, clause, sentence, phrase, or provision of this Ordinance is adjudged by a court of competent jurisdiction to be invalid or unenforceable, such adjudication shall apply only to the section, paragraph, subsection, clause, sentence, phrase, or provision so adjudicated, and the remainder of this Ordinance shall remain valid and effective.

Section 10. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 11. This Ordinance shall take effect in accordance with the laws of the State of New Jersey following final passage, adoption, and publication as required by law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 181-2026

BILLS LIST RESOLUTION

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

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

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

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,190,027.33
GENERAL CAPITAL ACCT claims in the amount of:	\$9,584.05
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$63,671.31
WATER CAPITAL ACCT claims in the amount of:	\$0.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$3,189.92
COAH TRUST ACCT claims in the amount of:	\$0.00
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$8,159.33
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$54.32
RECYCLING TRUST ACCT claims in the amount of:	\$3,600.00
TRUST/OTHER ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS TO BE PAID	\$2,278,286.26

BE IT FURTHER RESOLVED that the following claims have been paid prior to the Bill List Resolution in the following amounts:

TRUST/OTHER ACCT claims in the amount of:	\$0.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$0.00
TOTAL BILL LIST RESOLUTION	\$2,278,286.26

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 09/22/2026



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 182-2026

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

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

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

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

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

PREMIER CAR SERVICES CORP.

2017 HONDA ACCORD	OT505L	1HGCR2F31HA19136	REPLACEMENT	TAXI #1
2020 TOYOTA SIENNA	OT512L	5TDJZ3DCXLS251755	NEW	TAXI #6

GEO'S TAXI LLC

2022 TOYOTA COROLLA	OT543J	5YFEPMAE3NP312474	RENEWAL	TAXI #48
2016 TOYOTA CAMRY	OT540J	4T1BF1FK4GU261099	RENEWAL	TAXI #50
2014 TOYOTA SIENNA	OT396G	5TDKK3DC8ES420912	RENEWAL	TAXI #51
2016 HYUNDAI ELANTRA	OT539J	5NPDH4AE8GH730392	RENEWAL	TAXI #53
2013 TOYOTA SIENNA	OT398G	5TDKK3DC3DS282601	RENEWAL	TAXI #56
2022 HYUNDAI ELANTRA	OT546J	KMHLP4AG2NU298901	RENEWAL	TAXI #57
2015 TOYOTA CAMRY	OT395G	4T4BF1FK3FR449472	RENEWAL	TAXI #58

DOVER TAXI & LIMO SERVICE LLC

2016 KIA SPORTAGE	OT529J	KNDPBCAC4G7828914	REPLACEMENT	TAXI #36
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ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 183-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, AUTHORIZING THE DISCHARGE OF MORTGAGE UNDER THE REHABILITATION PROGRAM WITH LUIS AND ABIGAIL BENITEZ

WHEREAS, Luis and Abigail Benitez executed a mortgage dated February 19, 2008 to the Town of Dover Rehabilitation Program in the amount of \$33,675.00; and

WHEREAS, such funds have been paid in full; and

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

1. The mortgage for direct subsidy with perpetual lien dated February 19, 2008 recorded in the Mortgage Book 21117, page 186 may be discharged.
2. The Mayor and Municipal Clerk are hereby authorized to execute such discharge.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 184-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, AUTHORIZING THE DISCHARGE OF MORTGAGE UNDER THE REHABILITATION PROGRAM WITH ANIBAL AND ANA CORREA

WHEREAS, Anibal and Ana Correa executed a mortgage dated September 27, 2001 to the Town of Dover Rehabilitation Program in the amount of \$38,665.00; and

WHEREAS, such funds have been paid in full; and

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

1. The mortgage for direct subsidy with perpetual lien dated September 27, 2001 recorded in the Mortgage Book 11301, page 158 may be discharged.
2. The Mayor and Municipal Clerk are hereby authorized to execute such discharge.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 185-2026

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ACCEPTING THE DONATION OF A VEHICLE FROM BUNKY'S TOWING TO THE TOWN OF DOVER

WHEREAS, the Town of Dover ("Town") is authorized to accept and maintain donations of real and personal property under N.J.S.A. 40:12-29; and

WHEREAS, Bunky's Towing has offered to donate a vehicle, in "as is" condition, to the Town of Dover; and

WHEREAS, the Town Administrator has reviewed the title and related documentation for said vehicle and has confirmed that the title is clear and the Town is able to accept the donation;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, hereby accept the donation of a vehicle, in "as is" condition, from Bunky's Towing for the public benefit; and

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

1. The Town Administrator and Municipal Clerk are authorized to execute all necessary documents to accept, register, and insure the vehicle upon approval and receipt of the donation; and
2. The Mayor and Town Council extend their sincere gratitude and appreciation to Bunky's Towing for this generous donation to the Town of Dover.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 186-2026

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, AUTHORIZING REIMBURSEMENT TO ERIKA TOVAR FOR
SUMMER CAMP FEE**

WHEREAS, the Town of Dover provides a Summer Recreation Program for children; and

WHEREAS, Daniel Tovar attended the Dover Summer Recreation Program for one week; and

WHEREAS, Erika Tovar, parent of Daniel Tovar, has requested a refund of the Summer Recreation Program fee due to a family circumstance; and

WHEREAS, the Mayor and Town Administrator has reviewed the request and determined that a refund is appropriate;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover that the Chief Financial Officer is hereby authorized to issue a reimbursement and refund to Erika Tovar for the applicable Summer Recreation Program fee, in accordance with the Town's records and payment procedures.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 187-2026

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER
APPOINTING A POLICE OFFICER**

BE IT RESOLVED by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey that the following be and hereby is appointed Police Officer for the Town of Dover; and

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

POLICE OFFICER

Kevin Pineda

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 188-2026

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER ALLOWING TO ENTER INTO EXECUTIVE SESSION

WHEREAS, the Open Public Meeting Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of opinion that such circumstances presently exist

NOW THEREFORE BE IT RESOLVED, by the Municipal Council of the Town of Dover, that the public shall be excluded from discussion of the following matters:

- A confidential matter, under Federal Law or State Statute, or rule of court
- A matter in which the release of information would impair a right to receive funds from the Government of the United States
- Material the disclosure of which constitutes an unwarranted invasion of privacy
- Collective bargaining negotiations
- A matter involving the purchase, lease or acquisition of real property with public funds
- Tactics and techniques utilized in protecting the safety and property of the public, including investigations of violations or possible violations of the law
- ✓ Matters falling within the attorney-client privilege
- A matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or discipling of a specific prospective public officer or employee employed or appointed by the public body
- Deliberations occurring after a public hearing that many result in the imposition of a specific civil penalty or loss of a license or permit

BE IT FURTHER RESOLVED that minutes will be kept on file in the municipal clerk's office and once the matters involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

BE IT FURTHER RESOLVED, by the Mayor and Council of the Town of Dover, County of Morris, and State of New Jersey that the public be excluded from this meeting and enter into Executive Session.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____