



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

**Town of Dover Town Hall
September 8, 2026 at 6:00 PM**

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

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

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

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

E) APPROVAL OF MINUTES
NONE

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

PROCLAMATION HONORING OVARIAN CANCER MONTH

Audit Discussion

- a. Resolution 167-2026 Resolution Authorizing the Adoption of the 2025 Audit
- b. Resolution 168-2026 Resolution for Corrective Action Plan for 2025 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 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)
- b. 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)

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a. Ordinance 19-2026 An Ordinance of the Town of Dover Authorizing and Approving the Termination of the Redevelopment Agreement Between the Town of Dover and IOPD Dover QOZB LLC and the Financial Agreement Between the Town of Dover and IOPD Dover QOZB Urban Renewal, LLC
- b. 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)
- c. 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)

K) APPROVAL OF BILLS

- a. Resolution 169-2026 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

2) CONSENT AGENDA RESOLUTIONS

- a. Resolution 170-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 171-2026 Approving Taxicab Driver Licenses
- c. Resolution 172-2026 Authorizing Settlement of the Tax Appeal Entitled Ayala Audberto & Nilsa M. V. Dover Town, 10 Cross Street of the Tax Assessment for Tax Year 2015
- d. Resolution 173-2026 Authorizing Settlement of the Tax Appeal Entitled Rajesh Roodal Singh V. Dover Town, 90-92 Thompson Avenue of the Tax Assessment for Tax Year 2015

- e. Resolution 174-2026 Resolution Accepting the Donation of a Vehicle from Bunky's Towing to the Town of Dover Police Department

3) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 175-2026 Authorizing and Approving the Sale of Town-Owned Property Not Needed for Public Use Located at W. Chrystal Street (Block 1706, Lot 4) to the Highest Bidder at Open Public Sale Pursuant to N.J.S.A. 40A:12-13
- b. Resolution 176-2026 Authorizing and Approving the Sale of Town-Owned Property Not Needed for Public Use Located at Ann Street (Block 506, Lot 10) to the Highest Bidder at Open Public Sale Pursuant to N.J.S.A. 40A:12-13
- c. Resolution 177-2026 Authorizing and Approving the Sale of Town-Owned Property Not Needed for Public Use Located at Losey Street (Block 1408, Lot 15)(Including Unimproved Portion of Hinchman Avenue from Centerline Thereof Along Property Frontage) to the Highest Bidder at Open Public Sale Pursuant to N.J.S.A. 40A:12-13

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 178-2026 Authorizing Executive Session to Discuss Pending Litigation

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 167-2026

RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE ADOPTION OF THE 2025 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 2025 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. 168-2026

RESOLUTION FOR CORRECTIVE ACTION PLAN FOR 2025 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 21, 2026; 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 2025 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 2025 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. 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

ORDINANCE NO. 19-2026

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

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

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

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

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

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

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

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

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

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

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

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

...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 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

RESOLUTION NO. 169-2026

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:	\$677,554.05
GENERAL CAPITAL ACCT claims in the amount of:	\$486,633.34
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$73,722.63
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:	\$41,774.79
COAH TRUST ACCT claims in the amount of:	\$40,000.00
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$25,988.84
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$543.00
RECYCLING TRUST ACCT claims in the amount of:	\$1,366.40
TRUST/OTHER ACCT claims in the amount of:	\$13,191.00
TOTAL CLAIMS TO BE PAID	\$1,360,774.05

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:	\$672.34
TOTAL CLAIMS PAID	\$672.34
TOTAL BILL LIST RESOLUTION	\$1,361,446.39

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 170-2026

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

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

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

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

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

GEOS TAXI LLC

2021 TOYOTA SIENNA	OT148K	5TDKRKEC5MS062025	REPLACEMENT	TAXI #44
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ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 171-2026

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

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

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

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

PREMIER CAR SERVICES CORP.

Fernandez Mendoza, Jennifer Rebeca
Ocampo, Hernan Dario
Zuleta Moreno, Jazmin Eliana

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 172-2026

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER
IN THE COUNTY OF MORRIS AUTHORIZING SETTLEMENT OF THE TAX
APPEAL ENTITLED AYALA AUDBERTO & NILSA M. v. DOVER TOWN, 10 CROSS
STREET OF THE TAX ASSESSMENT FOR TAX YEAR 2015 IN THE TOWN OF
DOVER, MORRIS COUNTY, NEW JERSEY**

WHEREAS, an appeal of the real property tax assessment for tax year 2015 involving Block 1808, Lot 3 has been filed by the taxpayer, Ayala Auberto & Nilsa M.; 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: 1808, Lot: 3			
Address: 10 Cross Street			
Year: 2015			
Land	\$ 139,700	\$ 139,700	\$ 139,700
Improvements	<u>\$ 169,700</u>	<u>\$ 169,700</u>	<u>\$ 132,500</u>
Total	\$ 309,400	\$ 309,400	\$ 272,200

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. 173-2026

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER
IN THE COUNTY OF MORRIS AUTHORIZING SETTLEMENT OF THE TAX
APPEAL ENTITLED RAJESH ROODAL SINGH v. DOVER TOWN, 90-92 THOMPSON
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 1105, Lot 9 has been filed by the taxpayer, Rajesh Roodal Singh; 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: 1105, Lot: 9			
Address: 90-92 Thompson Avenue			
Year: 2015			
Land	\$ 130,300	\$ 130,300	\$ 130,300
Improvements	\$ <u>321,000</u>	\$ <u>321,000</u>	\$ <u>244,700</u>
Total	\$ 451,300	\$ 451,300	\$ 375,000

2. The refund resulting from the within settlement shall be made payable to Spiotti & Associates, PC and forwarded to Spiotti & Associates, PC, 612 Godwin Avenue, Midland Park, New Jersey 07432.
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.
3. 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. 174-2026

**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 POLICE
DEPARTMENT**

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 (VIN: 3313), in "as is" condition, to the Town of Dover Police Department in appreciation of their service, with the intent that the vehicle be used in undercover operations; 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 (VIN: 3313), in "as is" condition, from Bunky's Towing for use by the Police Department; 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 Police Department.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 175-2026

RESOLUTION OF MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING AND APPROVING THE SALE OF TOWN-OWNED PROPERTY NOT NEEDED FOR PUBLIC USE LOCATED AT W. CHRYSTAL STREET (BLOCK 1706, LOT 4) TO THE HIGHEST BIDDER AT OPEN PUBLIC SALE PURSUANT TO N.J.S.A. 40A:12-13

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

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

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

WHEREAS, the Town previously offered the following property not needed for public use (the "Property") for public, with a minimum purchase price, in accordance with N.J.S.A. 40A:12-13(a), and no bids were received:

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

WHEREAS, in Resolution No. 146-2026, dated on or about July 21, 2026, the Town authorized the sale of the Property, by open public sale at auction, without fixing a minimum price, and the Town reserved the right, upon the completion of the bidding, to reject all the bids or accept the highest bid by resolution of Council; and

WHEREAS, the Property was offered for sale at open public auction, without fixing a minimum price, by advertisement in the Daily Record by two (2) insertions once a week during two (2) consecutive weeks, the last publication being on or about August 14, 2026, which is not earlier than seven days prior to the sale of the Property as contemplated herein; and

WHEREAS, notice of the sale of the Property at open public auction was also timely posted on the Town's website; and

WHEREAS, the Town received three timely and compliant bids for the Property in response to the notice of the open public sale, including one from Vega Capital Investment LLC in the amount of \$70,000.00, which is the highest bidder and bid; and

WHEREAS, the Town desires to accept and approve the bid for and sale of the Property received in response to the notice of the open public sale from Vega Capital Investment LLC in the amount of \$70,000.00, which is the highest bidder and bid.

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

1. The Property known as W. Crystal Street (Block 1706, Lot 4), Dover, NJ is and has been deemed to be not needed for public use.

2. In accordance with the provisions of N.J.S.A. 40A:12-13, the bid for such Property submitted by Vega Capital Investment LLC in the amount of \$70,000.00, which is the highest bidder and bid, is hereby accepted.

3. Sale of such Property to Vega Capital Investment LLC for the amount of \$70,000.00 in accordance with the provisions of N.J.S.A. 40A:12-13 and the Conditions of Sale and terms set forth in and attached to Resolution No. 146-2026 is hereby authorized and approved.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 176-2026

RESOLUTION OF MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING AND APPROVING THE SALE OF TOWN-OWNED PROPERTY NOT NEEDED FOR PUBLIC USE LOCATED AT ANN STREET (BLOCK 506, LOT 10) TO THE HIGHEST BIDDER AT OPEN PUBLIC SALE PURSUANT TO N.J.S.A. 40A:12-13

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

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

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

WHEREAS, the Town previously offered the following property not needed for public use (the "Property") for private sale to all contiguous property owners, with a minimum fair market value/purchase price, in accordance with N.J.S.A. 40A:12-13(b)(5), and no bids were received:

Block 506, Lot 10

14 Ann Street, Dover, NJ; and

WHEREAS, in Resolution No. 146-2026, dated on or about July 21, 2026, the Town authorized the sale of the Property, by open public sale at auction, without fixing a minimum price, and the Town reserved the right, upon the completion of the bidding, to reject all the bids or accept the highest bid by resolution of Council; and

WHEREAS, the Property was offered for sale at open public auction, without fixing a minimum price, by advertisement in the Daily Record by two (2) insertions once a week during two (2) consecutive weeks, the last publication being on or about August 14, 2026, which is not earlier than seven days prior to the sale of the Property as contemplated herein; and

WHEREAS, notice of the sale of the Property at open public auction was also posted on the Town's website; and

WHEREAS, the Town received one timely and compliant bid for the Property in response to the notice of the open public sale from Edward G. Murray in the amount of \$10,000.00, which being the only bid received, is the highest bidder and bid; and

WHEREAS, the Town desires to accept and approve the bid for and sale of the Property received in response to the notice of the open public sale from Edward G. Murray in the amount of \$10,000.00, which being the only bid received, is the highest bidder and bid.

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

1. The Property known as Block 506, Lot 10, 14 Ann Street, Dover, NJ is and has been deemed to be not needed for public use.
2. In accordance with the provisions of N.J.S.A. 40A:12-13, the bid for such Property submitted by Edward G. Murray in the amount of \$10,000.00, which being the only bid received, is the highest bidder and bid, is hereby accepted.
3. Sale of such Property to Edward G. Murray for the amount of \$10,000.00 in accordance with the provisions of N.J.S.A. 40A:12-13 and the Conditions of Sale and terms set forth in and attached to Resolution No. 146-2026 is hereby authorized and approved.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 177-2026

RESOLUTION OF MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING AND APPROVING THE SALE OF TOWN-OWNED PROPERTY NOT NEEDED FOR PUBLIC USE LOCATED AT LOSEY STREET (BLOCK 1408, LOT 15)(INCLUDING UNIMPROVED PORTION OF HINCHMAN AVE. FROM CENTERLINE THEREOF ALONG PROPERTY FRONTAGE) TO THE HIGHEST BIDDER AT OPEN PUBLIC SALE PURSUANT TO N.J.S.A. 40A:12-13

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

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

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

WHEREAS, the Town previously offered the following property not needed for public use (the "Property") for public, with a minimum purchase price, in accordance with N.J.S.A. 40A:12-13(a), and no bids were received:

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

WHEREAS, in Resolution No. 146-2026, dated on or about July 21, 2026, the Town authorized the sale of the Property, by open public sale at auction, without fixing a minimum price, and the Town reserved the right, upon the completion of the bidding, to reject all the bids or accept the highest bid by resolution of Council; and

WHEREAS, the Property was offered for sale at open public auction, without fixing a minimum price, by advertisement in the Daily Record by two (2) insertions once a week during two (2) consecutive weeks, the last publication being on or about August 14, 2026, which is not earlier than seven days prior to the sale of the Property as contemplated herein; and

WHEREAS, notice of the sale of the Property at open public auction was also timely posted on the Town's website; and

WHEREAS, the Town received one timely and complaint bid for the Property in response to the notice of the open public sale from Vega Investment LLC in the amount of \$45,000.00, which being the only bid received, is the highest bidder and bid; and

WHEREAS, the Town desires to accept and approve the bid for and sale of the Property received in response to the notice of the open public sale from Vega Investment LLC in the amount of \$45,000.00, which being the only bid received, is the highest bidder and bid.

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

1. The Property known as Losey Street (Block 1408, Lot 15), Dover, NJ (including unimproved portion of Hinchman Ave. from centerline thereof along property frontage) is and has been deemed to be not needed for public use.
2. In accordance with the provisions of N.J.S.A. 40A:12-13, the bid for such Property submitted by Vega Investment LLC in the amount of \$45,000.00, which being the only bid received, is the highest bidder and bid, is hereby accepted.
3. Sale of such Property to Vega Investment LLC for the amount of \$45,000.00 in accordance with the provisions of N.J.S.A. 40A:12-13 and the Conditions of Sale and terms set forth in and attached to Resolution No. 146-2026 is hereby authorized and approved.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 178-2026

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 disciplining 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: _____