



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover

September 9, 2025 at 7:00PM

Zoom

Meeting ID 850 8143 5564, Passcode 107191

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

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

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

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

E) APPROVAL OF MINUTES

- August 19, 2025

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

PROCLAMATION HONORING OVARIAN CANCER MONTH

Public Hearing on Budget Amendment

- a. Resolution 254-2025 Resolution to Amend Introduced Budget

Roll Call on 2025 Budget Adoption

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 27-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the Newberry Building Redevelopment Plan (Subdistrict G within the Bassett Highway Redevelopment Plan)
- b. Ordinance 28-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the West Blackwell & Dewey Street Redevelopment Plan (Portion of Subdistrict C within the Bassett Highway Redevelopment Plan)
- c. Ordinance 29-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the 63-105 Bassett Highway Redevelopment Plan (Subdistrict A within the Bassett Highway Redevelopment Plan)
- d. Ordinance 30-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, Morris County, New Jersey, to Establish Chapter 56 of the Administrative Code- Department of Public Safety and the Division of Police, Fire and OEM, as well as Repeal, Amend and Supplement Certain Portions of the Administrative Code

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a. Ordinance 21-2025 An Ordinance of the Town of Dover Authorizing and Approving the Termination of the Redevelopment Agreement and the Financial Agreement Between the Town of Dover and Towpath Urban Renewal Company, LLC
- b. Ordinance 22-2025 An Ordinance of the Town of Dover Authorizing and Approving the Termination of the Financial Agreement Between the Town of Dover and Prospect Urban Renewal Townhomes, LLC
- c. Ordinance 23-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey Providing Handicapped Parking Space at 291 West Clinton Street
- d. Ordinance 24-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey Amending and Supplementing Chapter 72, Salaries and Compensation

- e. Ordinance 25-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, and State of New Jersey Amending Chapter 236, Land Use and Development, of the Code of the Town of Dover, by Establishing a Historic Preservation Commission
- f. Ordinance 26-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, New Jersey Adopting the Overall Bassett Highway Redevelopment Plan

K) APPROVAL OF BILLS

- a. Resolution 255-2025 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 256-2025 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 257-2025 Approving a Mobile Retail Food Establishment(s), Carlo's Ice Cream
- c. Resolution 258-2025 Approving Annual Billiard Hall License, Celebrity Bar
- d. Resolution 259-2025 Approving a Noise Permit, 34 Parker Street
- e. Resolution 260-2025 Authorizing Acceptance of Green Communities Grant Funds

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION NONE

M) OLD BUSINESS

N) NEW BUSINESS

- 1. New Business Items

O) PUBLIC COMMENT—Three minutes per person

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

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

P) CLOSED/EXECUTIVE SESSION

- a. Resolution 261-2025 Authorizing Executive Session to Discuss Pending Litigation

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

- b. Resolution 262-2025 Approving the General Release and Settlement for Docket No. MRS-L-2697-21
- c. Resolution 263-2025 Approving the Stipulation of Settlement for Docket No. MRS-L-443-24

R) ADJOURNMENT

RESOLUTION TO AMEND INTRODUCED BUDGET

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

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

WHEREAS, it is desired to amend said approved budget;

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

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

Record Vote
(insert last name)

AYES {
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NAYS {
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ABSTAINED {
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ABSENT {

RESOLUTION TO AMEND INTRODUCED BUDGET

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

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

Certified by me:

Municipal Clerk



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 27-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE NEWBERRY BUILDING REDEVELOPMENT PLAN (SUBDISTRICT G WITHIN THE BASSETT HIGHWAY REDEVELOPMENT PLAN)

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

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

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

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

WHEREAS, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the report entitled “Non-Condensation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and considered the testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

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

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

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

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

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

WHEREAS, the property commonly known as 1, 3 and 5 W. Blackwell Street and 15 N. Sussex Street and 8 Bassett Highway, and shown on the official Tax Map of the Town of Dover as Block 1207, Lots 1 and 2 (the “Property”) is located within the Redevelopment Area; and

WHEREAS, the Property is generally bounded by Bassett Highway to the north, E. Blackwell Street to the south, N. Warren Street to the west, and N. Sussex Street to the east; and; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “Newberry Building Redevelopment Plan (Subdistrict G within the Bassett Highway Redevelopment Plan), Block 1207, Lots 1 and 2, Town of Dover, Morris County, New Jersey” (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board considered and reviewed the Redevelopment Plan on September __, 2025 and found that same is not inconsistent with the Town’s Master Plan and 2018 Re-examination Report under N.J.S.A. 40A:12A-7(e) as stated in the letter report transmitted from the attorney for the Planning Board to the Governing Body, dated September __, 2025; and

WHEREAS, the Town Council believes that the redevelopment of the Property in accordance with the Redevelopment Plan is in the best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

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

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

BE IT FURTHER ORDAINED, to the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town’s development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Town’s zoning ordinance shall be deemed amended accordingly; and

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

BE IT FURTHER ORDAINED, the Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public; and

BE IT FURTHER ORDAINED, prior to adoption of this Ordinance on second and final reading the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 1207, Lots 1 and 2 are zoned in accordance with the Redevelopment Plan; and

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 28-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE WEST BLACKWELL & DEWEY STREET REDEVELOPMENT PLAN (PORTION OF SUBDISTRICT C WITHIN THE BASSETT HIGHWAY REDEVELOPMENT PLAN)

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

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

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

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

WHEREAS, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the report entitled “Non-Condensation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and considered the testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

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

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

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

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

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

WHEREAS, the property commonly known as 69, 71, 73 and 75 W. Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1205, Lots 4, 5, 6 and 7 (the “Property”) is located within the Redevelopment Area; and

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

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “West Blackwell & Dewey Street Redevelopment Plan (Portion of Subdistrict of the Bassett Highway Redevelopment Plan), Block 1205, Lots 4, 5, 6, & 7, 69, 71, 73 & 75 West Blackwell Street, Town of Dover, Morris County, New Jersey” (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board considered and reviewed the Redevelopment Plan on September __, 2025 and found that same is not inconsistent with the Town’s Master Plan and 2018 Re-examination Report under N.J.S.A. 40A:12A-7(e) as stated in the letter report transmitted from the attorney for the Planning Board to the Governing Body, dated September __, 2025; and

WHEREAS, the Town Council believes that the redevelopment of the Property in accordance with the Redevelopment Plan is in the best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

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

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

BE IT FURTHER ORDAINED, to the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town’s development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Town’s zoning ordinance shall be deemed amended accordingly; and

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

BE IT FURTHER ORDAINED, the Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public; and

BE IT FURTHER ORDAINED, prior to adoption of this Ordinance on second and final reading the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 1205, Lots 4, 5, 6 and 7 are zoned in accordance with the Redevelopment Plan; and

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 29-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE 63-105 BASSETT HIGHWAY REDEVELOPMENT PLAN (SUBDISTRICT A WITHIN THE BASSETT HIGHWAY REDEVELOPMENT PLAN)

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

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

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

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

WHEREAS, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the report entitled “Non-Condensation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and considered the testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

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

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

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

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

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

WHEREAS, the property commonly known as 63-105 Bassett Highway, and shown on the official Tax Map of the Town of Dover as Block 1201, Lot 6 (the “Property”) is located within the Redevelopment Area; and

WHEREAS, WHEREAS, the Property is generally bounded by Route 46 and a railroad right-of-way to the north, Bassett Highway to the south, N. Warren Street to the east, and developed property to the west; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “63-105 Bassett Highway Redevelopment Plan, Block 1201 Lot 6 (Subdistrict A within the Bassett Highway Redevelopment Plan)”, dated September 9, 2025 (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board considered and reviewed the Redevelopment Plan on September __, 2025 and found that same is not inconsistent with the Town’s Master Plan and 2018 Re-examination Report under N.J.S.A. 40A:12A-7(e) as stated in the letter report transmitted from the attorney for the Planning Board to the Town Council, dated September __, 2025; and

WHEREAS, the Town Council believes that the redevelopment of the Property in accordance with the Redevelopment Plan is in the best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the Town Council thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

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

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

BE IT FURTHER ORDAINED, to the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town’s development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Town’s zoning ordinance shall be deemed amended accordingly; and

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

BE IT FURTHER ORDAINED, the Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public; and

BE IT FURTHER ORDAINED, prior to adoption of this Ordinance on second and final reading the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 1201, Lot 6 is zoned in accordance with the Redevelopment Plan; and

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 30-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY, TO ESTABLISH CHAPTER 56 OF THE ADMINISTRATIVE CODE-DEPARTMENT OF PUBLIC SAFETY AND THE DIVISION OF POLICE, FIRE AND OEM, AS WELL AS REPEAL, AMEND AND SUPPLEMENT CERTAIN PORTIONS OF THE ADMINISTRATIVE CODE

WHEREAS, pursuant to N.J.S.A. 40:48-2, the governing body of a municipality may make, amend, repeal, and enforce ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and

WHEREAS, the Mayor and Town Council (the "Council") of the Town of Dover (the "Town") recognize a need to establish a Department of Public Safety overseen by a Director of Public Safety; and

WHEREAS, pursuant to N.J.S.A. 40A:14-118, the Mayor and Town Council have the authority to establish a Division of Police; and

WHEREAS, pursuant to N.J.S.A. 40A:14-7, the Mayor and Town Council have the authority to establish a Division of Fire; and

WHEREAS, pursuant to N.J.S.A. App.A:9-40.1, the Mayor and Town Council have the authority to appoint a Municipal Emergency Management Coordinator; and

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWN OF DOVER as follows:

Chapter 56:

SECTION 1: There is hereby established a Department of Public Safety, the head of which shall be the Director of Public Safety. The Department of Public Safety shall consist of the Division of Police, the Division of Fire, and the Division of Office of Emergency Management ("OEM").

SECTION 2: Division of Police

- A. There shall be a Division of Police, the Head of which shall be the Director of Public Safety. The position of Chief of Police and Deputy Chief are abolished. The Director of Public Safety shall direct the routine day-to-day operations of the Division of Police.

- B. Within the Division of Police, in addition to the Police Director there shall be the following ranks and number of positions per rank: (1) Captains: up to 3; (2) Lieutenants: up to 6; (3) Sergeants: up to 9 and (4) police officers: up to 60. The Division may also include such civilian employees as may, from time to time, be approved by the Director.

SECTION 3. The Division of Fire

- A. There shall be a Division of Fire, the Head of which shall be the Director of Public Safety. The position of Fire Chief and Deputy Fire Chief are abolished. The Director of Public Safety shall direct the routine day-to-day operations of the Division of Fire.

Section 4. Division of Office of Emergency Management

- A. There shall be a Division of Office of Emergency Management, the head of which shall be the Director of Public Safety.
- B. The position of Deputy Emergency Management Coordinator, as outlined in Ordinance 03-2025 (B)(2); (E)(2) shall remain.

Section 5. Powers and Duties of the Public Safety Director

- A. The Public Safety Director shall be the Administrator and Head of the Public Safety Department and subordinate to the Business Administrator and Mayor.
- B. The Public Safety Director shall give reports to the Mayor and Dover Municipal Council as requested by the Council. In addition, the Public Safety Director shall provide said reports to the Dover Municipal Council at the Council caucus meeting and/or Council meetings.
- C. The Public Safety Director shall attend all Director's meetings, unless sick or on vacation.
- D. The Public Safety Director shall be responsible for drafting and submitting an annual budget for the Public Safety Department.
- E. The Public Safety Director shall supervise the Deputy Public Safety Director, Captain of Police, Fire and OEM.
- F. The Public Safety Director, or his or her designee, shall officiate COMSTAT.
- G. The Public Safety Director shall conduct and participate in training or instruction of, to or with any Public Safety personnel.
- H. Supervise the Public Safety Department and be responsible for all other personnel therein.
- I. The Director of Public Safety shall be responsible for the administration, regulation and as appropriate, have the authority to discipline personnel of the Division of Police, the Division of Fire and Division of OEM.
- J. The Mayor can appoint a Deputy Director of Public Safety. The Director of Public Safety shall assign such person's duties as desired. The person appointed as Deputy Director of Public Safety shall be qualified by training and experience for the duties of the position. The person shall not be appointed unless he or she meets the following minimum

qualifications, unless said qualifications are waived by affirmative vote of at least two-thirds of the entire Council: a minimum of ten (10) years experience as a member of a police department, fire department or other public safety agency, including military, corrections facilities or state police, five years of which shall have been in a supervisory and administrative capacity.

- K. The Director of Public Safety shall report directly to the Business Administrator and the Mayor concerning the conditions of the Department and its improvements and needs.
- L. The Director may employ special law-enforcement officers in accordance with N.J.S.A. 40A: 14-146.8 et. seq., "Special Law Enforcement Act;"
- M. The Director of Public Safety may promulgate rules and regulations for the Division of Police and The Division of Fire.
- N. The Public Safety Director, or his or her designee, shall serve as the hearing officer in disciplinary matters and have all of powers prescribed in N.J.S.A. 40A:14-118.
- O. The Director of Public Safety shall:
 - (1) Keep abreast of the public safety requirements of the Township and formulate policies, directives, order, plans and procedures to determine needs;
 - (2) Develop organization, manpower and resource recommendations and upon effect their implementation;
 - (3) Establish performance criteria for the Department as a whole as well as its individual members and conduct periodic evaluations to assure compliance with those criteria;
 - (4) Promote a close liaison with the various agencies located in Dover, and to attend meetings of the Town Council as needed to better coordinate the functioning of the Division of Police and Division of Fire.
 - (5) Regularly review the ordinances of the Township of Dover dealing with public safety.
 - (6) Meet with any police and fire personnel he or she deems appropriate to ascertain information necessary to formulating policy, directives, general orders, or any other matters concerning the effective and efficient operation of the Division of Police, Fire and OEM.
 - (7) Be responsible for the deployment of all police and fire personnel as well as all resources and equipment.
 - (8) Be responsible for the routine day-to-day operations of the Police, Fire and OEM Division's when the Captain of Police, Fire and OEM are on vacation, sick leave, family medical leave, military leave or any other approved leave of absence for more 14 consecutive days.
 - (9) Be responsible for the routine day-to-day operations when there is no Captain of Police, Fire and OEM by ordinance.
 - (10) In the absence of the Public Safety Director, due to illness, vacation or vacancy, the day to day operations will fall to the Business Administrator.

Section 6. Public Emergencies

The Public Safety Director or his or her designee shall have the authority to order any law enforcement officer engaged in off-duty assignments within the Town to respond to an emergency situation within the Town of Dover. The Public Safety Director or his or her designee shall also have the right to order any off-duty assignment of law enforcement officers of the Town of Dover Public Safety Department to be terminated whenever said assignment creates an unacceptable risk to the health, safety and welfare of the off-duty law enforcement officers of the Town of Dover Public Safety Department and/or the citizens of the Town of Dover. In the event that a law enforcement officers of the Town of Dover Public Safety Department is assigned to an emergency situation, the Public Safety Director or his or her designee, shall make note of said off-duty assignment. In any situation where an off-duty law enforcement officer is called to an emergency situation, said person shall not be responsible for the payment of the officer's hourly rate, administrative fee or any other fees to the Town of Dover until such time as said law enforcement officer and/or equipment returns to the assignment of the off-duty employer.

Section 7. All references in the Town Code to Police Department, Fire Department, Department of Fire, Department of Police are hereinafter referred to as the Department of Public Safety/Public Safety Department.

Section 8. All references to Police Chief and Fire Chief are hereinafter referred to as Public Safety Director in the Department of Public Safety.

Section 9. Any and all rules, regulations, policies, procedures, directives, orders and general orders promulgated by and under Section 57 of the Town Code are hereby ratified, adopted and promulgated as the rules and regulations governing the Department of Public Safety.

Section 10. Any and all rules, regulations, policies, procedures, directives, orders and general orders promulgated by and under Section 20 of the Town Code are hereby ratified, adopted and promulgated as the rules and regulations governing the Department of Public Safety.

Section 11. Any and all rules, regulations, policies, procedures, directives, orders and general orders promulgated by and under Ordinance 03-2025 are hereby ratified, adopted and promulgated as the rules and regulations governing the Department of Public Safety.

Section 12. The position of Deputy Director of Public Safety is hereby created.

Section 13. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed.

Section 14. This ordinance shall take effect upon final adoption and publication according to law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 21-2025

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

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

WHEREAS, the Town of Dover and Redeveloper entered into that certain Financial Agreement, dated April 15, 2022 (the “Financial Agreement”), providing for a long term tax abatement on a portion of the Property designated as Block 1205, Lots 1, 2, 10, 11, 12 and 13 on the official tax map of the Town (the “Abatement Property”) in accordance with the provisions of the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq.; and

WHEREAS, on or about on June 23, 2021, the Redeveloper received site plan approval to construct certain improvements on the Property, including a nine (9) story multi-family building with ninety five (95) rental units and related site improvements on the Abatement Property (the “Abatement Project”), and seven (7) for sale townhomes and related site improvements on the remaining portion of the Property (collectively, and together with the Abatement Project, the “Project”); and

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

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

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

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

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

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

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

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

... (emphasis added).”

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

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

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

WHEREAS, Redeveloper has defaulted and failed to comply with its obligations under Section 13.01 and Article XV of the Redevelopment Agreement and Section 2.4 of the Financial Agreement to timely obtain all Government Approvals for the Project and Abatement Project and to timely commence and complete the demolition, construction and installation all improvements of the Project and the Abatement Project in accordance with the Redevelopment Agreement and the Financial Agreement, respectively, including but not limited to, failure to apply for and receive of a building permit to construct the Project and the Abatement Project, and to commence and complete construction of same; and

WHEREAS, on or about April 23, 2025 and in accordance with the Redevelopment Agreement and Financial Agreement, the Town duly served on the Redeveloper written notices of the above referenced defaults (namely, the Redeveloper’s default and failure, and continuing failure, to perform its obligations under the Redevelopment Agreement and the Financial Agreement, and in the following respects: delay in the completion of the work under the Redevelopment Agreement and the Financial Agreement beyond the time limit set forth in such agreements; and failure to diligently pursue and continue the construction and other material improvements required under the Redevelopment Agreement and the Financial Agreement in a reasonable and good faith manner (the “Default Notices”); and

WHEREAS, the Default Notices provided that (a) if the Redeveloper fails to cure such defaults within thirty (30) days (as specified in the Redevelopment Agreement), then the Town shall have the right to pursue any and all remedies available under the Redevelopment Agreement, at law and in equity, including but not limited to, termination of the Redevelopment Agreement and all of the Redeveloper’s rights thereunder, and (b) if the Redeveloper fails to cure such defaults within sixty (60) days (as specified in the Financial Agreement), then the Town shall have the right to pursue any and all remedies available under the Financial Agreement, at law and in equity, including but not limited to, termination of the Financial Agreement and all of the Redeveloper’s rights thereunder; and

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

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

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, Morris County, State of New Jersey, that the Town’s termination of the Redevelopment Agreement between the Town of Dover and Towpath Urban Renewal Company, LLC, dated April 15, 2022, and all of the Redeveloper’s rights thereunder is hereby authorized and approved; and

BE IT FURTHER ORDAINED, by the Mayor and Town Council of the Town of Dover, Morris County, State of New Jersey, that the Town’s termination of the Financial Agreement between the Town of Dover and Towpath Urban Renewal Company, LLC, dated April 15, 2022, and all of the Redeveloper’s rights thereunder is hereby authorized and approved; and

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

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

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the

section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 22-2025

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

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

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

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

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

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

WHEREAS, Redeveloper has defaulted and failed to comply with its obligations under Section 2.4 of the Financial Agreement to timely commence and complete the demolition, construction and installation all improvements of the Project in accordance with the Financial Agreement including but not limited to, failure to apply for and receive of a building permit to construct the Project and to commence and complete construction of same; and

WHEREAS, on or about April 23, 2025 and in accordance with the Financial Agreement, the Town duly served on the Redeveloper written notices of the above referenced defaults (namely, the Redeveloper's default and failure, and continuing failure, to perform its obligations under the Financial Agreement, and in the following respects: delay in the completion of the work under the Financial Agreement beyond the time limit set forth in such agreement; and failure to diligently pursue and continue the construction and other material improvements required under the Financial Agreement in a reasonable and good faith manner (the "Default Notice"); and

WHEREAS, the Default Notice provided that if the Redeveloper fails to cure such defaults within ninety (90) days (as specified in the Financial Agreement), then the Town shall have the right to pursue any and all remedies available under the Financial Agreement, at law and in equity, including but not limited to, termination of the Financial Agreement and all of the Redeveloper's rights thereunder; and

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

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, Morris County, State of New Jersey, that the Town's termination of the Financial Agreement between the Town of Dover and Prospect Urban Renewal Townhomes, LLC, dated April 15, 2022, and all of the Redeveloper's rights thereunder is hereby authorized and approved; and

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 23-2025

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING HANDICAPPED PARKING
SPACE AT 291 WEST CLINTON STREET**

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

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 24-2025

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

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

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

CHAPTER C. SALARIES & COMPENSATION FOR CERTAIN EMPLOYEES

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 25-2025

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

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

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

§ 236.96.1 Purpose and objectives.

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

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

§ 236-96.2. Definitions.

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

ADDITION

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

ADMINISTRATIVE OFFICER

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

ALTERATION

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

CERTIFICATE OF APPROPRIATENESS

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

CYCLICAL MAINTENANCE

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

DEMOLITION

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

DESIGNATED SITE

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

GUIDELINES

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

HISTORIC DISTRICT

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

IMPROVEMENT

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

IN KIND

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

INTEGRITY

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

INVENTORY

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

LANDMARK

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

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

NATIONAL REGISTER CRITERIA

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

ORDINARY MAINTENANCE AND REPAIR

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

PRESERVATION

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

PROTECTION

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

RECONSTRUCTION

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

REHABILITATION

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

REPAIR

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

RESTORATION

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

ROUTINE MAINTENANCE

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

STREETSCAPE

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

STRUCTURE

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

§ 236.96.3. Historic Preservation Commission

- A. Responsibilities. The Historic Preservation Commission shall have the following duties and responsibilities:
- (1) To identify, record and maintain a system for survey and inventory of all buildings, sites, places, improvements and structures of historical or architectural significance based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (Standards and Guidelines for Identification), and to aid the public in understanding their worth, methods of preservation, techniques of gathering documentation and related matters.
 - (2) To make recommendations to the Planning Board on the historic preservation plan element of the Master Plan and on the implications for preservation of historic sites of any other Master Plan elements.

- (3) To advise the Planning Board on the inclusion of historic sites and landmarks in the recommended capital improvement program.
- (4) To advise the Planning Board and Zoning Board of Adjustment on applications for development pursuant to N.J.S.A. 40:55D-110.
- (5) To provide written reports pursuant to N.J.S.A. 40:55D-111 on the application of the Zoning Ordinance provisions concerning historic preservation.
- (6) To carry out such other advisory, educational and informational functions as will promote historic preservation in the Town.

B. Establishment.

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

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

- (2) **Terms.**

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

- (b) A vacancy occurring otherwise than by expiration of term shall be filled within 60 days for the unexpired term only.
- (3) Alternates. The alternate members may participate in discussion of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.
- (4) Budget.
 - (a) The governing body shall make provision in its budget and appropriate funds for the expenses of the Historic Preservation Commission.
 - (b) The Historic Preservation Commission may employ, contract for and fix the compensation of experts and other staff and services as it shall deem necessary. The Commission shall obtain its legal counsel from the Municipal Attorney at the rate of compensation determined by the governing body, unless the governing body, by appropriate, provides for separate legal counsel for the Commission. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the governing body for the Commission's use.
- (5) Rules of Commission.
 - (a) The Commission shall elect a Chairman and Vice Chairman from its members and select a Secretary who may or may not be a member of the Commission or a municipal employee.
 - (b) The Commission shall adopt written rules for the transaction of its business and for the consideration of applications for certificates of historic review and for designations of historic districts and sites. Such rules shall not be inconsistent with the provisions of this article and shall include but not be limited to rules pertaining to all notices and hearings required herein.
 - (c) In order to make available to the public information useful to the preservation and protection of historic districts and sites and to provide the basis for consistency of policy, the administrative officer, on behalf of the Commission, shall maintain complete files and records, including but not limited to data used in the classification of buildings, places and structures, minutes of Commission meetings, applications for certificates of historic review, along with collateral data, decisions and appeals associated therewith, and information, materials and references submitted to the public related to historic preservation. A record of the proceedings shall be kept and made available, but a formal verbatim record shall not be required.
 - (d) The Commission Secretary shall keep minutes and records of all meetings and proceedings, including voting records, attendance, resolutions, findings, determinations, decisions and applications. Copies of all minutes shall be delivered promptly to the Town Clerk.

- (e) Attendance of Historic Commission members at meetings regarding number of absences; termination; replacement and requirements to advise the Mayor and Town Council of same shall be in accordance with Chapter 40 of the Code of the Town of Dover.

(6) Conflict of Interest.

No member of the Commission shall be permitted to act on any matter in which he or she has, either directly or indirectly, any personal or financial interest. Mere ownership of residence in a designated historic district and/or ownership of a designated historic site of a non-designated site shall not be deemed a personal or financial interest unless a member resides or owns property within 200 feet of property which is the subject of an application.

(7) Meetings; quorum.

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

§ 236.96.4. Designation of Historic Sites and Districts.

- A. Survey. The Commission shall perform a comprehensive survey of the Town of Dover to identify historic districts, sites and improvements which are worthy of protection and preservation.
- B. Criteria for designation. The survey shall be used as a basis for identifying sites and districts worthy of designation. The criteria for evaluating and designating historic districts and sites shall be guided by the National Register of Historic Places criteria established in accordance with National Historic Preservation Act (80 Stat. 915, as amended). **/1/* The Commission or any interested party may recommend designation of historic sites or districts that have integrity of location, design, setting, materials, workmanship and association and that meet one or more of the following criteria.
 - (1) Character, interest or value as part of the development, heritage or cultural characteristics of the Town, state or nation.
 - (2) Association with events that have made a significant contribution to the broad patterns of our history.
 - (3) Association with the lives of persons significant in our past.
 - (4) Embodiment of the distinctive characteristics of a type, period or method of construction, architecture or engineering.

- (5) Identification with the work of a builder, designer, artist, architect or landscape architect whose work has influenced the development of the Town, state or nation.
 - (6) Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative.
 - (7) Unique location or singular physical characteristics that make a district or site an established visual feature.
 - (8) That have yielded, or may be likely to yield, information important in prehistory or history.
- *[1] Editor's Note: See 16 U.S.C. § 470 et seq.*

C. Procedure for designation.

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

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

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

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

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

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

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

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

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

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

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

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

§ 236-96.6. Certificate of Appropriateness.

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

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

features visible from the public right-of-way. When considering applications involving change in exterior appearance, the Commission's report shall contain advice and recommendations for the applicant in regard to the appropriateness of the proposed action, and the report may contain mandatory conditions. The administrative officer shall include the advice, recommendations and mandatory conditions of the Commission in the permit. All mandatory conditions shall be adhered to by the applicant and made a condition of said permit.

B. When not required.

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

C. Procedures.

- (1) All applicants shall complete an application form and pay the required fee and escrow deposit. Application forms shall be made available in the office of the administrative officer. Completed applications shall be filed with and fees/escrow deposits paid to the administrative officer. The administrative officer will have 40 days to deem the application complete and submit same to the Commission for a hearing.
- (2) Each application shall be accompanied by sketches, drawings, photographs, descriptions and other information to show the proposed alterations, additions, changes or new construction. The Commission may require additional materials as it reasonable requires to make an informed decision.
- (3) The Commission shall reach a decision on an application and submit its report to the administrative officer within 45 days of referral of same by the administrative officer. Failure to report within a forty-five-day period shall be deemed to constitute a report in favor of the issuance of a permit and without

recommendation of conditions to the permit. Nothing herein shall prohibit an extension of time by mutual agreement of the applicant and the Commission.

- (4) Informational meetings. Persons considering action that requires a certificate of historic review, as set forth in this section, are encouraged to request an informal informational meeting with the Commission and/or its Chairman. There shall be no fees or escrow deposits required for informal informational meetings. Requests for such informational meetings shall be made to the administrative officer, who will contact the Chairman of the Commission. The Commission may hold such informational meetings within 15 days of receipt of such request. The purpose of an informational meeting is to review with the applicant the standards of appropriateness and the procedures for obtaining a certificate of historic review.
- (5) Application review.

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

 - (a) When a structure or improvement requires immediate repair to preserve the continued habitability of the structure and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with construction codes without first obtaining a certificate of historic review. Under such circumstances, the repairs performed shall be only such as are necessary to protect the health and safety of the occupants of the structure or others and/or to maintain the habitability of the structure.
 - (b) A request for the Commission's review shall be made simultaneously with the onset of emergency work. Such emergency work shall be permitted only if the administrative officer certifies the immediate necessity for such permit issuance. Upon notice to the full Commission by telephone, personal contact or other

appropriate means of communication, at least three members of the Commission shall convene as soon as possible, and such convening members shall proceed to review the certificate of historic review application as provided in this article. Subsequent to such review, a certificate of historic review may be issued upon a majority vote of the members convened.

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

- (a) It is recognized that the intent and purposes of this article would not be fully served if the municipality were to control the actions of others but fail to apply similar constraints to itself. Accordingly, a certificate of historic review shall be required before final approval of any municipal actions on public as well as private lands, streets, easements and rights-of-way within the Historic District or listed in the Historic Sites Inventory of the Master Plan. This requirement shall be deemed to include any action by any party which requires the approval or concurrence of the municipality or any municipal agency and which is not otherwise covered by the revisions of this article. There shall be no fee or escrow deposit required for a certification of appropriate municipal actions.
- (b) In those circumstances where the municipality cannot require compliance, as in certain cases involving the county, state and federal governments, the Town urges, most strongly, the voluntary cooperation of such agencies in seeking a certificate of historic review and hereby authorizes the Commission to consider such requests and applications. This does not relieve the property owner from complying with applicable state and federal regulations regarding historic preservation.

§ 236-96.7. Standards for Review.

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

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

- (1) Height. The height of the proposed building shall be visually compatible with adjacent buildings.
- (2) Proportion of building's front façade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is visually related.
- (3) Proportion of openings within the facility. The relationship of the width of windows to the height of windows in a building shall be visually compatible with the buildings and places to which it is visually related.
- (4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with the buildings and places to which it is visually related.

- (5) Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings and places to which it is visually related.
- (6) Rhythm of entrance and/or porch projections. The relationship of entrance and porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.
- (7) Relationship of materials, texture and color. The relationship of materials, texture and color or the façade and roof of a building shall be visually compatible with the predominate materials used in the buildings to which it is visually related.
- (8) Roof shapes. The roof shape of a building shall be visually compatible with buildings to which it is visually related.
- (9) Walls of continuity. Appurtenances of a building, such as walls, open-type fencing and evergreen landscape masses, shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility of the building with the buildings and places to which it is visually related.
- (10) Scale of building. The size of a building, its mass in relation to open spaces and its windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.
- (11) Directional expression of front elevation. A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.
- (12) Exterior features. A building's related exterior features, such as lighting, fences, signs, sidewalks, driveways and parking areas, shall be compatible with the features of those buildings and places to which it is visually related and shall be appropriate for the historic period for which the building is significant.

§ 236-96.8. Demolition and Relocation.

- A. As set forth in § 236-96.6A(1) hereinabove, a certificate of historic review and compliance is required for the demolition of any building, improvement, site, place or structure.
- B. Criteria. In regard to an application to demolish or move an historic building site, place or structure, the following matters shall be considered:
 - (1) Its historic, architectural, cultural and aesthetic significance in relation to the criteria of § 236-96.4B.
 - (2) Its current and potential use for those purposes currently permitted by the Zoning Ordinance or for the use proposed.

- (3) Its importance to the municipality and the extent to which its historical value is such that its removal would be detrimental to the public interest.
- (4) The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty.
- (5) The extent to which its retention would increase property values, promote business, create positions, attract tourists, students, writers, historians, artists and artisans, attract new residents, encourage study and interest in American history, stimulate interest and study in architecture, educate citizens in American culture and heritage or make the municipality a more attractive and desirable place to live.
- (6) The probable impact of its removal upon the ambiance of the Historic District.
- (7) The structural soundness and integrity of the building and the economic feasibility of restoring or rehabilitating the structure so as to comply with the requirements of the applicable building codes.
- (8) The compelling reasons for not retaining the structure or improvement at its present site, the proximity of the proposed new location and its accessibility to residents of the municipality and the probability of significant damage to the structure or improvement as a result of the relocation.
- (9) The compatibility, nature and character of the current and the proposed surrounding areas as they relate to the intent and purposes of this article and whether the proposed new location is visually compatible in accordance with the standards of structure.
- (10) A discussion with the applicant regarding the applicant's consent to the removal, reuse, and relocation of certain important features of the historic building or structure.

C. Procedure.

- (1) Applications for a demolition permit must be made to the Building Construction Official. For all properties within the Historic District, a copy of the application will be forwarded to the Historic Preservation Commission within 40 days of receipt of the complete demolition application by the Building Code Official.
- (2) When considering applications for demolition permits, the Commission's report may contain mandatory conditions, in which event the administrative officer shall include the conditions contained in the certificate of historic review in any permit which is issued.
- (3) Applications for demolition shall include current and archival photographs of the interior and exterior of the building and drawings to document the condition of the building.

- (4) The Commission's review of a demolition application may take up to 30 days from receipt of completed application, just as in the case of a development application.
- (5) Demolition notice posting and publication. Notice of proposed demolition shall be posted on the premises of the building, place or structure in a location that is clearly readable from the street. In addition, the applicant shall publish a notice in the official newspaper of the Town within 10 days of an application for a demolition permit.
- (6) Review of application. The Historic Preservation Commission will review the application for demolition based on the criteria outlined above. Its report may:
 - (a) Approve demolition without conditions.
 - (b) Stipulate conditions, including but not limited to documentation of the building prior to demolition and/or confirmation of the applicant's consent to the removal and reuse of certain important features of the historic building or structure.
- (7) All new construction on the site of a building demolished within the Historic District is subject to mandatory review by the Historic Preservation Commission. The new construction shall be in the character of the historic site or district, and all comments of the Commission in these circumstances are binding upon the applicant. The certificate of historic review will be issued only when the Historic Preservation Commission is satisfied that the facades of the replacement structure meet all the criteria of the design guidelines deemed applicable and fit appropriately within the Historic District.
- (8) When a certificate of historic review has been issued, the administrative officer or his appointee shall, from time to time, inspect the work approved by such certificate and shall regularly report to the Commission the results of such inspections, listing all work inspected and reporting any work not in accordance with such certificate.

§ 236-96.9. Enforcement.

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

§ 236.96.10. Violations and penalties; injunctive relief.

A. Violations.

- (1) If any person shall undertake any activity regarding an historic site or improvement within an historic district without first having obtained and posted a certificate of historic review, such person shall be deemed to be in violation of this article.

- (2) Upon learning of the violation, the Chief Code Enforcement Officer or his designee shall personally serve upon the owner of the lot whereon the violation is occurring a notice describing the violation in detail and giving the owner 10 days to abate the violation by seeking review of the extent and proposed work by the Historic Preservation Commission.
 - (3) If the owner cannot be personally served with the municipality with said notice, a copy shall be posted on the site and a copy sent by certified mail, return receipt requested, to the owner at the last known address as it appears on the municipal tax rolls.
- B. Penalties. If any shall undertake demolition or removal or new construction affecting an historic site or improvement within an historic district without first having obtained a certificate of historic review or without subsequent review by the Commission following discovery of the omission, he may be required to restore same to the previous condition. In addition, there shall be imposed upon such person the fines and penalties set forth in § 236.103A of the Land Use Code of the Town of Dover.
- C. Injunctive relief. In the event that any action which would permanently and adversely change an historic site or historic district, such as demolition or removal, is about to occur without a certificate of historic review having been issued, the Town Attorney may apply to the Superior Court or New Jersey for such injunctive relief as is necessary to prevent the destruction of such site or landmark.

§ 236.96.11. Appeals.

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

§ 236.96.12. Other requirements unaffected.

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

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

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

SECTION 6. Effective Date. This ordinance shall take effect upon final adoption and publication in accordance with law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 26-2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the Town Council thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

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

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

BE IT FURTHER ORDAINED, to the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town's development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Town's zoning ordinance shall be deemed amended accordingly; and

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

BE IT FURTHER ORDAINED, the Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public; and

BE IT FURTHER ORDAINED, prior to adoption of this Ordinance on second and final reading the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12-7; and

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 255-2025 BILLS LIST RESOLUTION

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

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

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

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$815.20
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,000,866.34
GENERAL CAPITAL ACCT claims in the amount of:	\$52,928.44
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$52,659.70
WATER CAPITAL ACCT claims in the amount of:	\$838.05
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$11,043.94
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
COAH TRUST claims in the amount of:	\$156.50
TRUST/OTHER ACCT claims in the amount of:	\$22,169.85
EVIDENCE ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$1,745.42
TOTAL CLAIMS TO BE PAID	\$2,143,223.44

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
UNEMPLOYMENT TRUST claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$712.97
CURRENT APPROPRIATIONS WIRE ACCT claims in the amount of:	\$0.00
PARKING UTILITY WIRE ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$826.55
WATER UTILITY WIRE ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$1,539.52
TOTAL BILL LIST RESOLUTION	\$2,144,762.96

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 9/09/2025



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 256-2025

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

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

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

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

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

DOVER TAXI & LIMO SERVICE LLC

2017 TOYOTA SIENNA	OT378H	5TD4Z3DCOH5777396	Renewal	TAXI #34
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PREMIER CAR SERVICES CORP.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 257-2025

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

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

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

WHEREAS, the appropriate fees have been paid.

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

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

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

Carlo's Ice Cream
42 Belmont Ave.
Dover, NJ, 07801

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 258-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING ANNUAL BILLIARD
HALL LICENSE(S)**

WHEREAS, applications for Billiard Hall Licenses has been made as listed on Schedule A; and

WHEREAS, the appropriate fees have been paid and the license shall be prominently displayed;
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 Billiard Hall Licenses for pool tables
is hereby approved.

SCHEDULE A

Celebrity Bar, 7 Perry Street
(1 Pool Table) – License Renewal

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 259-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER
APPROVING A NOISE PERMIT FOR 34 PARKER STREET**

WHEREAS, the property owner at 34 Parker Street has requested a permit for the use of loud speakers or amplifiers for an outdoor party to be held on Tuesday, September, 16, 2025 from 6:00 pm to 9:00 pm; and

WHEREAS, the purpose is to have a birthday party; and

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

1. There is hereby approved a permit for the use of loudspeakers or amplifiers by the homeowner at 34 Parker Street on Tuesday, September 16, 2025, from 6:00 pm to 9:00 pm.
2. This authorization is conditioned upon the use of the loudspeakers or amplifiers being in conformance with all regulations of the Code of the Town of Dover.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 260-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER AUTHORIZING ACCEPTANCE OF GREEN COMMUNITIES GRANT FUNDS

The governing body of the Town of Dover desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$20,000.00 to fund the following project:

NJUCF Green Communities Grant Inventory and Community Forest Management Plan Development

Therefore, the governing body resolves that Edward Ramierez, or the successor to the office of Business Administrator, is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than \$0.00 not more than \$20,000.00 and (c) to execute:

☒ any amendments thereto.

☐ any amendments thereto which do not increase the Grantee's obligations.

☐ no amendments thereto.

The Mayor and Council authorize and hereby agree to match 20% of the total project amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property, is hereby certified. Up to 100% of the match will be made up of in-kind services (if allowed by grant program requirements and the agreement).

The Grantee agrees to comply with all applicable Federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 261-2025

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 may 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: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 262-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROVING THE GENERAL
RELEASE AND SETTLEMENT FOR DOCKET NO. MRS-L-2697-21**

WHEREAS, Plaintiff William D. Newton (“Plaintiff”) filed a civil action entitled “William Newton v. Town of Dover and Carolyn Blackman”, in the Superior Court of New Jersey, Law Division, Morris County, Docket No. MRS-L-2697-21 (hereinafter the “**Action**”), against the Town relative to the terms and conditions of his employment; and

WHEREAS, Plaintiff and the Town have mutually agreed to enter into a General Release and Settlement regarding the Action, attached hereto as **Exhibit “A”**, subject to the approval of the Governing Body of Town of Dover; and

WHEREAS, the Town Council is desirous of resolving all disputes, claims, attorneys’ fees and costs in exchange for a complete release in connection with the Action; and

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Town Council of the Town of Dover, County of Morris, and State of New Jersey, hereby agree and approve the terms of the General Release and Settlement as outlined in Exhibit A, a copy of which shall be kept on file by the Town Council; and

BE IT FURTHER RESOLVED, the Mayor and Town Council are authorized to make any actions necessary to effectuate the authorized General Release and Settlement; and

BE IT FURTHER RESOLVED, this resolution shall take effect immediately; and

BE IT FURTHER RESOLVED, the Mayor and Town Council do hereby direct that copies of the fully executed General Release and Settlement be kept on file by the Municipal Clerk.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 263-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROVING THE STIPULATION OF SETTLEMENT FOR DOCKET NO. MRS-L-443-24

WHEREAS, on November 29, 2023, Plaintiff Darling Bode Zambrana (“Plaintiff”) filed a civil action entitled “Darling Bode Zambrana v. Town of Dover”, in the Superior Court of New Jersey, Law Division, Morris County, Docket No. MRS-L-443-24 (hereinafter the “**Action**”), against the Town relative to the terms and conditions of her employment; and

WHEREAS, Plaintiff and the Town have mutually agreed to enter into a Stipulation of Settlement regarding the Action, attached hereto as **Exhibit “A”**, subject to the approval of the Governing Body of Town of Dover; and

WHEREAS, the Plaintiff has agreed to produce all documents sought by the Defendant in relation to the pending Action as outlined in the Stipulation of Settlement; and

WHEREAS, the Town Council is desirous of resolving all disputes, claims, attorneys’ fees and costs in exchange for a complete release in connection with the Action, as outlined in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Town Council of the Town of Dover, County of Morris, and State of New Jersey, hereby agree and approve the terms of the Stipulation of Settlement, a copy of which shall be kept on file by the Town Council; and

BE IT FURTHER RESOLVED, the Mayor and Town Council are authorized to make any actions necessary to effectuate the authorized Stipulation of Settlement; and

BE IT FURTHER RESOLVED, this resolution shall take effect immediately; and

BE IT FURTHER RESOLVED, the Mayor and Town Council do hereby direct that copies of the fully executed Stipulation of Settlement be kept on file by the Municipal Clerk.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____