



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## REGULAR MEETING AGENDA Town of Dover Town Hall August 13, 2024 at 7:00PM

**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 Star Ledger on January 2, 2024, and published in the Record and Ledger on January 5, 2024 and was sent to the Citizen on February 2, 2024 and published in the Citizen on February 7, 2024. Notice was also posted on the Bulletin Board of the Municipal Building.” 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 notice is on file with the Municipal Clerk.

**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 Ruiz			
Council Member Santana			
Council Member Scarneo			
Council Member Tapia			
Council Member Toro			
Council Member Wittner			
Mayor Dodd			

**E) APPROVAL OF MINUTES**

- April 30, 2024
- May 7, 2024
- May 14, 2024
- May 28, 2024
- June 11, 2024
- June 26, 2024
- July 2, 2024
- July 16, 2024

**F) REPORT OF COMMITTEES**

## **G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE**

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

## **I) ORDINANCES FOR FIRST READING**

- a. Ordinance 10-2024 An Ordinance of the Mayor and Town Council Amending Section 236-89 Through and Including 236-96, Article VIII, Entitled “Tree Removal” of the Code of the Town Of Dover To Replace It With A New Chapter 236 Article VIII, Chapter 236 Section 236-89 Through And Including 236-98 Entitled “Tree Protection and Preservation” to Regulate the Cutting Of Trees
- b. Ordinance 17-2024 An Ordinance of the Mayor and Town Council Providing a Handicapped Parking Space at 25 Hudson Street
- c. Ordinance 18-2024 An Ordinance of the Mayor and Town Council Providing a Handicapped Parking Space at 11 Grant Street

## **J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION**

- a. Ordinance 15-2024 Capital Ordinance Appropriating \$40,000 to Pay for Various Acquisitions and Improvements, in and for the Town of Dover, in the County of Morris, State of New Jersey
- b. Ordinance 16-2024 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of New Jersey Amending Chapter 286 of the Code of the Town of Dover

## **K) APPROVAL OF BILLS**

- a. Resolution 207-2024 Approval of Bills List

## **L) APPROVAL OF RESOLUTIONS**

### **1) CONSENT AGENDA RESOLUTIONS**

- a. Resolution 208-2024 Amending Resolution 307-2023
- b. Resolution 209-2024 Increasing Bid Threshold to \$44,000.00
- c. Resolution 210-2024 Authorizing the QPA to Receive Certain Bids in Accordance with N.J.A.C. 5:34-5.1, E-Procurement
- d. Resolution 211-2024 Granting Authority for Approval of Certain Purchases through New Jersey State Contracts and/or Purchasing Cooperatives for 2024
- e. Resolution 212-2024 Authorizing Tax Lien Redemption

### **2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION**

- a. Resolution 213-2024 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 214-2024 Waiving Sidewalk Requirement, 70 Garrison Avenue and 365 West Clinton Street
- c. Resolution 215-2024 Declaring a Certain Area Known as 333, 337 and 341 East Blackwell Street as a Non-Condemnation Area in Need of Redevelopment
- d. Resolution 216-2024 Approving a Mortgage Agreement with Emmett Jerome Carroll and Jeanne Carroll, 202 Park Heights Avenue, Dover, New Jersey 07801, Block No. 102, Lot No. 6, Under the Town’s Housing Rehabilitation Program

- e. Resolution 217-2024 Approving a Mortgage Agreement with Sonia Ruiz, 19 McDavitt Place, Dover, New Jersey 07801, Block No. 1305, Lot No. 11, Under the Town's Housing Rehabilitation Program
- f. Resolution 218-2024 Approving a Mortgage Agreement with Rhoda Myles, 108 Oram Drive, Dover, New Jersey 07801, Block No. 2107, Lot No. 11, Under the Town's Housing Rehabilitation Program
- g. Resolution 219-2024 Accepting the Bid of All Lead NJ and Awarding a Contract for the Provision of Certified Lead-Bases Paint Inspector/Risk Assessor Services
- h. Resolution 220-2024 Approving the Name Change of Taxicab Operation License

#### **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—NONE**

#### **Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION**

#### **R) ADJOURNMENT**



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

ORDINANCE NO. 10-2024

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL AMENDING SECTION 236-89 THROUGH AND INCLUDING 236-96, ARTICLE VIII, ENTITLED "TREE REMOVAL" OF THE CODE OF THE TOWN OF DOVER TO REPLACE IT WITH A NEW CHAPTER 236 ARTICLE VIII, CHAPTER 236 SECTION 236-89 THROUGH AND INCLUDING 236-98 ENTITLED "TREE PROTECTION AND PRESERVATION" TO REGULATE THE CUTTING OF TREES**

**Purpose Statement:** The purpose of this Ordinance is to amend and update the existing Code to regulate the cutting of trees in the Town of Dover to preserve and protect existing trees on private property, to add to the aesthetics and serve the health and general welfare. The purpose is to preserve trees while recognizing the rights of property owners to use their property.

**Section 1.** Article VIII entitled "Tree Removal" of Chapter 236 entitled "Land Use and Development of the Code of the Town of Dover is amended to add a new Chapter 236 entitled "Chapter 236 Tree Protection and Preservation". Which shall read in its entirety as follows:

### **CHAPTER 236 OF ARTICLE VIII TREE REMOVAL**

#### **§ 236-89 Purpose.**

An ordinance to establish requirements for tree removal and replacement in the Town of Dover to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

#### **§ 236-90 Indiscriminate cutting of trees prohibited.**

No person shall cut or remove any tree upon any land within the Town unless such removal accomplishes a useful purpose and is done in accordance with the terms of this chapter

#### **§ 236-91 Definitions.**

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein. The use of the word "shall" means the requirement is always mandatory and not merely directory.

**APPROVED PLAN** - A plan of tree removal and/or planting approved by the Planning and or the Zoning Board of Adjustment, or the Enforcement Officer, as provided for in this chapter.

**APPLICANT** - Any "person", as defined below, who applies for approval to remove trees regulated under this ordinance.

**CRITICAL ROOT RADIUS (CRR)** - The zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6" DBH would have a  $CRR = 6" \times 1.5' = 9'$ .

**DIAMETER AT BREAST HEIGHT (DBH)** - The diameter of the trunk of a mature tree generally measured at a point four and a half feet above the ground level from the uphill side of the tree.

**ENFORCEMENT OFFICER** – The Town Engineer, Board Engineer or Zoning Officer of the Town of Dover or their duly authorized representative, responsible for ensuring compliance with the provisions of this chapter, including the approval and monitoring of tree removal and replacement plans, issuance of tree removal permits, and enforcement of penalties for violations.

**HAZARDOUS TREE** - A tree or limbs thereof that meet one or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees.

1. Has an infectious disease or insect infestation;
2. Is dead or dying;
3. Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective;
4. Is causing obvious damage to structures (such as building foundations, sidewalks, etc.); or
5. Is determined to be a threat to public health, safety, and/or welfare by a certified arborist or LTE (Licensed Tree Expert).

**PERSON** - Any individual, resident, corporation, utility, company, partnership, firm, or association.

**PLANTING STRIP** - The part of a street right-of-way between the public right-of-way adjacent to the portion of the street preserved for vehicular traffic the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.

**TREE CALIPER** - The diameter of the trunk of a young tree, measured six (6) inches from the soil line. For young trees whose caliper exceeds four (4) inches, the measurement is taken twelve (12) inches above the soil line.

**TREE SPECIALIST** - A professional with expertise in arboriculture, forestry, or a related field, such landscape architecture, who is qualified to assess the health, safety, and maintenance needs of trees. This individual may hold certifications such as Certified Arborist from the International Society of Arboriculture (ISA), Licensed Landscape Architect (PLA) or be a Licensed Tree Expert (LTE) and is capable of providing expert advice on tree preservation, removal, and replacement.

#### **PREFERRED TREE LIST**

A list of trees recommended by tree specialists as best adapted to the climate, soil and topography of the Town of Dover and adopted by resolution of the Town of Dover Shade Tree Commission. This list shall be kept on file for the use and guidance of persons presenting plans for tree planting and is attached hereto as Schedule A.<sup>[1]</sup>

**TREE REMOVAL** - Means to kill or cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the base of the tree that leads to the decline and/or death of a tree. Removal

does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

**TREE** - Any woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

**TREE REMOVAL PERMIT** - A permit issued by the Enforcement Officer pursuant to the provisions of this chapter authorizing a person to remove a tree or trees.

**WOODED AREA** - Any area larger than 5,000 square feet supporting sufficient trees to cause 75% of the ground to be directly under canopies of trees.

[1] Editor's Note: See § 236-95, Schedule I: Preferred Tree List

**§ 236-92 Tree removal plan required in certain circumstances.**

- A. A tree removal and planting plan shall be filed with every application going before the Planning and Zoning Board of Adjustment for any type of development requiring tree removal or planting, except as otherwise provided in § 236-93 of this chapter. If no tree removal or planting is anticipated, such information must be specifically stated in the application.
- B. Where a lot or tract is proposed to be developed for use as a single or two-family residence and the owner has not received an approved plan or the approved plan has been revised, a plan must be submitted to and approved by the Enforcement Officer.
- C. A plan for tree removal and replanting must be approved as part of every soil removal and landfill operation application.
- D. No building permit shall be issued for the construction of any residential, commercial, industrial, recreational or community buildings, unless and until the developer, builder, or owner files with the Enforcement Officer a tree removal and/or planting plan and obtains approval thereof or submits a plan previously approved by the Town's Land Use Boards. (Planning & Zoning Board).
- E. If building permits are sought on land which has been cleared for agricultural purposes after November 1, 1980, a planting plan must be submitted to and approved by the Planning Board.
- F. No certificate of compliance or occupancy permit shall be issued unless tree removal has been in accordance with the approved plan and all trees required to be planted have in fact been planted in accordance with the approved plan or bond guaranteeing such planting has been posted with the Town Clerk. The bond shall be calculated at the principal sum of \$600 per tree involved.

**§ 236-93 Permitted tree removal.**

Under this Article, the following trees may be removed without the filing of and the obtaining of an approved Tree Removal Plan. All persons shall comply with the tree replacement standards outlined in this article. Proper justification shall be provided, in writing, to the municipality by all persons claiming an exemption of the following.

- A. Any tree as part of a nursery, garden, orchard or Christmas tree farm, provided that the subject area is being actively used commercially and is not a component part of a subdivision or development for building purposes.
- B. Trees managed by the Town of Dover Shade Tree Commission.
- C. Any live tree cut for firewood or lumber within 15 feet of the principle structure for personal use by the owner or his tenant occupying the premises.
- D. Any dead or diseased tree or any tree that endangers life or property. Such a determination must be validated by a tree specialist and or the opinion of the Enforcement Officer prior to removal.
- E. Trees cut according to a plan developed by State or Federal Forestry Departments, designed for weeding, thinning, planting or other tree culture or betterment of wooded areas, provided that a letter so stating is filed with the Enforcement Officer and is signed by the forestry specialist developing the plan.
- F. Trees removed in the development of ponds or lakes when supervised by the Soil Conservation Service and/or the Federal or State Forestry Service, provided that a letter so stating is filed with the Town Engineer, signed by the appropriate supervising agency.
- G. Trees removed for farmland or horticultural development, provided that a letter is filed with the Enforcement Officer stating that the land involved is suited for the aforementioned use and is signed by the Morris County Agriculture Agent.
- H. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the municipality.

**§ 236-94 Tree Replacement.**

A. Tree Replacement Requirements

- (1) Any person who removed one or more tree(s) with a DBH of 2.5” or more, shall be subject to the requirements of the Tree Replacement Table Below.

The species type and diversity of replacement trees shall be in accordance with **§236-95 – Schedule I. – Preferred Tree List.**

Replacement tree(s) shall:

- 1. Be replaced in kind with a tree that has an equal or greater DBH than tree removed **or** meet the Tree Replacement Criteria in the table below;
- 2. Be planted within 30 days of the date of removal of the original tree(s) or at an alternate date specified and approved by the Enforcement Officer; any date outside of the allotted 30 days shall require the posting of a bond per §236-92F.

3. Be monitored by the application for a period of two (2) years to ensure their survival and shall be replaced as needed within twelve (12) months; and
4. Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.

**Tree Replacement Table**

<b>Category</b>	<b>Tree Removed (DBH)</b>	<b>Tree Replacement Criteria (See Schedule A)*</b>
1	2.5" to 12.99"	1 tree with minimum DBH of 1.5 - 2"
2	13" to 22.99"	2 trees with minimum DBH of 1.5 - 2"
3	23" to 32.99"	3 trees with minimum DBH of 2"
4	33" or greater	4 trees with minimum DBH of 2"

**§ 236-94.1 Replacement Alternatives.**

1. If the Enforcement Officer of the Town of Dover determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, then the applicant shall do one of the following:
  - a. Plant replacement trees in a separate area(s) on site as approved by the Enforcement Officer.
  - b. Pay a fee per tree removed. This fee shall be placed into a fund dedicated to tree planting and continued maintenance of the trees. See **Replacement Tree Value Calculations Table** below.
    - 1) If partial tree replacement occurs from the requirements of the Tree Replacement Table above, payment shall be required for the remaining value of the described removed DBH per trees not replaced. *For example, if a 33" is removed and only two (2) new trees are planted then the value of the tree replacement shall be set at 50% of the required cost as shown below.*

<b>Replacement Tree Value Calculations</b>	
<b>Trees to be Removed</b>	<b>Replacement Trees</b>
<b>Size/DBH (inches)</b>	<b>Cost Per Tree</b>
<b>2.5 up to 12.99</b>	\$200
<b>13 up 22.99</b>	\$300
<b>Greater than 23 up to 32.99</b>	\$400
<b>Greater than 33</b>	\$500

**§ 236-94.2 Applicability to tree removal companies.**

- A. This provision means that the regulations and requirements outlined in the tree ordinance apply not only to individual property owners but also to any third-party entities engaged in tree removal activities on behalf of others. This includes licensed tree experts, tree care



operators, tree contractors, tree removal companies, landscaping companies, or any other businesses involved in the practice of removing trees. These entities must comply with the same standards, permitting processes, and tree replacement criteria as individual applicants.

**§ 236-95 Shade Tree and Shrubs List**

The following is a Preferred Tree List for the Town of Dover as prepared by the Dover Shade Tree Commission:

<b>I. Shade Trees and Shrubs</b>		
<b>Crimson Cloud Hawthorn</b>	(Crataegus)	20-25 feet
<b>Norway Maple</b>	(Acer platanoides)	40-60 feet
<b>Sugar Maple</b>	(Acer saccharum)	60-75 feet
<b>Crimson King Maple</b>	(Acer platanoides)	35-45 feet
<b>October Glory Red Maple</b>	(Acer rubrum)	40-50 feet
<b>Wiers Cutleaf Maple</b>	(Acer saccharinum laciniatum wieri)	50-70 feet
<b>Bradford Callery Pear</b>	(Pyrus calleryana)	30-40 feet
<b>Canadian Hemlock</b>	(Tsuga canadensis)	40-70 feet
<b>Red Cedar</b>	(Junipers chinensis pfitzer, Sabina) (junipers japonica)	40-50 feet
<b>Yew</b>	(Taxus media andersonis)	4-6 feet
<b>Little Leaf Linden</b>	(Tilia cordata)	50-70 feet
<b>Japanese Zelkova</b>	(Zelkova serrata)	50-80 feet
<b>Ginkgo</b>	(Ginkgo biloba, male forms)	50-80 feet
<b>Sweet Gum</b>	(Liquidambar styraciflua)	60-75 feet
<b>Thornless Honey Locust</b>	(Gleditsia triacanthos inermis)	30-70 feet
<i>These heights are averages and can vary based on growing conditions and specific cultivars.</i>		

<b>II. Flowering Trees and Shrubs</b>		
<b>Flowering Crabapple</b>	(Malus floribunda)	15-20 feet
<b>Flowering Dogwood</b>	(Conus florida)	20-25 feet
<b>Crape Myrtle</b>	(Lagerstroemia indica)	15-25 feet (some varieties can grow taller)
<b>Saucer Magonia</b>	(Mgnolia soulanfaena)	20-30 feet
<b>Weeping Higan Cherry</b>	(Prunis serrulata)	20-30 feet
<b>Variety Sekiyama</b>	(Kwanzan)	15-25 feet
<b>Forsythia</b>	(Forysthia)	8-10 feet
<b>Japanese Quince</b>	(Chaenomeles japonica)	3-4 feet (some varieties can grow up to 6 feet)
<b>Bridal Wreath</b>	(Spiraea vanhouttei)	5-9 feet
<b>American Redbud</b>	(Cercis canadensis)	20-30 feet
<b>Weigla</b>	(Weigela florida)	6-10 feet
<b>Mountain Laurel</b>	(Kalmia latifolia)	5-15 feet
<b>Althea</b>	(Hibiscus syriacus)	8-12 feet
<i>These heights are averages and can vary based on growing conditions and specific cultivars.</i>		

### 236-95.1 Shade/Street Tree List

Tree selection shall be based upon on-site conditions and tree suitability for specific locations. The following Shade/Street Tree List shall be used as a guide for selection of street and lawn trees, as well as those listed on the Preferred Tree List as prepared by the Town of Dover Shade Tree Commission (see section §236-95) and any existing Town Streetscape requirements subject to review and approval by the Engineering Department.

<b>III. Shade/Street Tree List</b>		
<b>Kwanzan Cherry</b>	(Prunis serrulata 'Kwanzan')	30-40 feet
<b>Redspire Pear</b>	(Pyrus calleryana 'Redspire')	30-35 feet
<b>Whitehouse Pear</b>	(Pyrus calleryana 'Whitehouse'):	30-40 feet
<b>Newport Plum</b>	(Prunis cerasifera 'Newport')	15-20 feet
<b>Cumulus Serviceberry</b>	(Amelanchier arborea 'Cumulus')	20-30 feet
<b>Shadblow Serviceberry</b>	(Amelanchier canadensis)	20-30 feet
<b>Skyline Honey Locust</b>	(Gleditsia triacanthos var. inermis 'Skyline')	40-45 feet
<i>These heights are averages and can vary based on growing conditions and specific cultivars.</i>		

**§ 236-96 Details of tree removal and planting plan.**

Every plan submitted for tree removal approval shall be in the form of a map and exhibits showing:

- A. The tax map block and lot number.
- B. The area of the tract.
- C. The location of trees or wooded areas.
- D. The number of trees or percentage of wooded area.
- E. Species involved.
- F. General slope/topography taken from the Dover Slope Map.
- G. The location of streams and wetlands.
- H. A map of locations and surrounding properties showing wooded areas.
- I. A list of trees to be planted, which shall be of a species shown on the Preferred Tree List.<sup>[1]</sup>  
[1] Editor's Note: See Schedule A: Preferred Tree List
- J. A tree removal plan and tree planting plan in relation to principal buildings, roads and driveways, parking lots, etc.
- K. The location of buildings.
- L. The location of roads, driveways, parking lots, recreation areas and garden areas.
- M. A grading plan.

**§ 236-97 General criteria and standards to be used in approving removal and planting plan.**

- A. Trees on a proposed building site or within 15 feet around a proposed building may be removed.
- B. Trees may be removed where the proposed paved portion of a parking area is planned. No impervious material of any nature shall be placed within 10 feet of the base of the trunk of a tree, and the grade shall be such that drainage of rainwater will keep the root area watered without pooling or exceeding the requirement of the species. Excess water shall be admitted to dry wells or storm sewers on the parking lot or drained by acceptable means.
- C. Trees may be removed on private rights-of-way and driveways within 10 feet of each side of the planned paved area. Alignment of the driveways should be planned to save as many trees as possible.

- D. Trees shall not be removed from an area within 100 feet of the edge of a stream or from within 100 feet of a wetland or marsh, unless the tree removal falls under those trees classified in §236-93 of this Article. This applies also to areas adjacent to seasonal streams controlled by critical area restrictions of Article IV, Zoning, of this chapter.
- E. Where fill is required around trees, the tree must be protected by an air well six feet in diameter or as needed around the trunk which will prevent the intrusion of soil. The top of the well must extend six inches above the graded level. If the tree is of a species that will eventually die due to root disturbance or change in drainage or the owner prefers to remove the tree, it may be removed and replaced with two other trees from the preferred list in another or the same area after the fill has stabilized.
- F. Any grading plan must protect standing trees from machine operation, soil storage or material storage by distance or proper barrier. Any tree damaged must be replaced by two trees from the preferred list.
- G. Any tree used in a required planting must be at least 2 ½ inches in diameter measured 4 ½ feet from top of root level and should be selected from the preferred list schedule titled “Shade Tree and Shrubs List” & “Shade/Street Tree List”. When replacing a damaged tree, the replacement tree shall meet the criteria specified in The Tree Replacement Table per §236-94. Other planned plantings require no specifications other than that good silviculture should be considered and followed.
- H. Buffer Zones
  - (1) A buffer zone of trees and shrubs at least 20 feet wide shall encircle three sides of an industrial or commercial site. Land use boards shall require a larger buffer zone when noise, size or height of buildings or architectural design of the development requires an increase and may require a buffer of trees on all four sides, except on sites of less than two acres in size.
  - (2) Residential dwelling areas shall be buffered as required by the land use boards to provide screening from sight and noise as well as providing good aesthetic value and improved ground saturation.
- I. Trees in the area between the street line and the setback line of the building shall be preserved in accordance with paragraph A of this section.
- J. Tree removal from any steep slope of 25% or greater is prohibited if it will contribute, in the opinion of the Land Use Board(s), Town Engineer, Board Engineer, or Enforcement Officer to extra runoff of surface water onto adjoining property and erosion and silting, unless other means approved by the Town Engineer are provided to prevent runoff and erosion.
- K. No tree removal is permitted that will expose vacant land, billboards, utility substations, transmission towers, warehouses, junkyards, landfill operations and other similar structures or operations, except where trees are dead or diseased and/or endanger life or property.

- L. No healthy tree that is special by virtue of history or unusual size or age or rare species shall be removed. The Dover Shade Tree Commission shall determine what is historical or unusual as those terms are used in this chapter.
- M. No trees on public rights-of-way, parks or public areas shall be removed by private individuals or utilities, except as approved by the Shade Tree Commission or its duly designated agent.

#### **§ 236-98 Reforestation Trust Fund**

There is hereby established a reserve in the General Capital Fund which shall be known and designated as the "Restoration Trust Fund". As described by the Shade Tree Commission, monies from the fund shall be utilized for the administration and execution of tree planting projects on public property or easements within the Town that satisfy the purposes of this section.

Tree planting projects shall include:

- A. Tree planting projects on public lands.
- B. Street tree plantings.
- C. Re-forestation projects including canopy and shrub species.
- D. Deer fencing and deer protection fencing for such tree project.
- E. The removal of invasive and nonindigenous species on public lands.

#### **§ 236-99 Permits and Cost.**

A person desiring to obtain a tree removal permit shall make an application with the Enforcement Officer on a form to be provided for that purpose. The application submission shall include, at a minimum, the following:

- A. The name and address of the applicant. If the applicant is different than the property owner, the property owner must consent to the filing of the application.
- B. The lot and block of the property which the tree(s) are to be removed.
- C. A statement as to the reason for the requested tree removal.
- D. The name and address of the licensed tree contractor undertaking the removal and their qualifications or license to perform such work.
- E. Permit applications shall be submitted with a tree planting plan in accordance with §236-95.
- F. Any other information reasonably deemed necessary by the Enforcement Officer.
- G. The application fee for a tree removal permit, as set by ordinance of the Mayor and Council.

H. The owner or applicant must reimburse the Town for the cost of expert advice and technical assistance obtained in connection with his or her application for an approved plan.

**§ 236-100 Enforcement; Violations and penalties.**

Each and every violation of any provision of this chapter or any other ordinance, rule or regulation under the jurisdiction of the Enforcing Officer and upon failure to comply with a written notice or order within the time period set forth in such notice or order shall subject the responsible party to a fine not exceeding \$2,000 per tree or imprisonment for a term not exceeding 90 days, or both. Each and every day the violation continues after the time period set forth in the notice or order shall be deemed a separate and distinct violation.

**§ 236-101 Effective Date.**

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_



# TOWN OF DOVER MAYOR & TOWN COUNCIL

ORDINANCE NO. 17-2024

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF  
DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING A  
HANDICAPPED PARKING SPACE AT 25 HUDSON 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 25 Hudson Street:

Said handicap parking space shall be located along the westerly curb line of Hudson Street beginning at a point located 181 FT. south of the southwesterly curb line intersection of Richards Avenue and Hudson Street thence, continuing in a southerly direction for a distance of 20'.

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

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

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

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_

# TOWN OF DOVER

## Engineering Department

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



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

August 2, 2024

### **DESCRIPTION FOR HANDICAP PARKING SPACE TO BE LOCATED AT 25 HUDSON STREET**

Said handicap parking space shall be located along the westerly curb line of Hudson Street beginning at a point located 181 FT. south of the southwesterly curb line intersection of Richards Avenue and Hudson Street thence, continuing in a southerly direction for a distance of 20'. End Description





# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 18-2024**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING A HANDICAPPED PARKING SPACE AT 11 GRANT 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 11 Grant Street:

Said handicap parking space shall be located along the northerly curb line of Grant Street beginning at a point located 124 FT. east of the northeasterly curb line intersection of Thompson Avenue and Grant Street thence, continuing in an easterly direction for a distance of 20'.

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

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

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

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_

# TOWN OF DOVER

## Engineering Department

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



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

August 2, 2024

### **DESCRIPTION FOR HANDICAP PARKING SPACE TO BE LOCATED AT 11 GRANT STREET**

Said handicap parking space shall be located along the northerly curb line of Grant Street beginning at a point located 124 FT. east of the northeasterly curb line intersection of Thompson Avenue and Grant Street thence, continuing in an easterly direction for a distance of 20'. End Description



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 15-2024**

**CAPITAL ORDINANCE APPROPRIATING \$40,000 TO PAY  
FOR VARIOUS ACQUISITIONS AND IMPROVEMENTS, IN  
AND FOR THE TOWN OF DOVER, IN THE COUNTY OF  
MORRIS, STATE OF NEW JERSEY**

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE TOWN COUNCIL OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY (a majority of the full membership thereof affirmatively concurring), AS FOLLOWS:

**SECTION 1.** The capital improvements described in Section 2 of this capital ordinance are hereby authorized as general capital improvements to be undertaken by the Town of Dover, in the County of Morris, State of New Jersey (the "Town"). For the said improvements or purposes stated in Section 2 hereof, there is hereby appropriated the amount of \$40,000, said sum being available from the Town's General Capital Fund.

**SECTION 2.** (a) The improvements and purposes hereby authorized are for (i) the acquisition of a Drager Alcotest 9510 system and related attachments for the Police Department, and (ii) the acquisition of a dump body for a single-axle truck for the Roads Division of the Department of Public Works.

(b) The above improvements and purposes set forth in Section 2(a) shall also include, but are not limited to, as applicable, all other related improvements, engineering design work, preparation of plans and specifications, permits, bid documents, contract administration, work, materials, equipment, accessories, labor and appurtenances necessary therefor or incidental thereto.

**SECTION 3.** The expenditures totaling \$40,000 for the improvements and purposes set forth in Section 2 hereof are hereby authorized and approved.

**SECTION 4.** The Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable, for the Town. The capital or temporary capital budget, as applicable, of the Town is hereby amended to conform with the provisions of this capital ordinance to the

extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget of the Town, a revised capital or temporary capital budget for the Town has been filed with the Division of Local Government Services.

**SECTION 5.** This ordinance shall take effect immediately after final adoption as described in N.J.S.A. 40:49-2.

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 16-2024**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY AMENDING CHAPTER 286 OF THE CODE OF THE TOWN OF DOVER**

**WHEREAS**, the Mayor and Town Council of the Town of Dover (the "Town") may make, amend, repeal, and enforce ordinances to adopt policies and procedures for the benefit of the municipality; and

**WHEREAS**, the Mayor and Town Council recognize that there is a need to amend the language of the Town Code, Chapter 286, to reflect the State laws and regulations; and

**BE IT ORDAINED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, that Chapters 286 of the Town Code is hereby amended and readopted as follows:

---

### **Section 1.**

Chapter 286 of the Town Code is hereby amended and readopted as follows:

#### **CHAPTER 2 Administration of Government**

##### **§ 286-1 Purpose.**

- A. It is the intent of this chapter to protect and preserve the public health, safety and welfare and security and quiet enjoyment of residents and neighborhoods by i) requiring mortgagees, including banks, financial institutions, credit unions, lenders, trustees and service companies to properly maintain vacant and/or foreclosing properties, and ii) regulating the maintenance of vacant and/or foreclosing real properties in order to prevent blighted and unsecured residences.
- B. In addition to any other remedies in law or equity not set forth herein, enforcement authority shall be vested in the Code Enforcement Department. The Police Department and Department of Public Works shall also have enforcement authority with respect to this chapter. The Town Administrator may also designate, when necessary, additional enforcement duties for other Town Departments.

##### **§ 286-2 Definitions.**

For the purposes of this chapter, the following terms, phrases, words and their derivations shall have the meaning given herein. When consistent with the context, words used in the present tense include the future, words in the plural include the singular and words in the singular include the plural. The word "shall" is always mandatory and not merely directory.

CHIEF CODE ENFORCEMENT OFFICER

The Chief Code Enforcement Officer of the code Enforcement Department and/or his or her designee(s).

#### DAYS

Consecutive calendar days.

#### ENFORCEMENT AUTHORITY

The Code Enforcement Department and any other Department designated as such by the Town Administrator.

#### FORECLOSING, FORECLOSURE, OR FORECLOSURE ACTION

The legal process by which a mortgagee, or other lien holder, terminates a property owner's equitable right of redemption to obtain legal and equitable title to the real property pledged as security for a debt or the real property subject to the lien. This definition shall include, but is not limited to, a complaint and summons filed with respect to foreclosure on a mortgage, a lis pendens filed against it by the lender holding a mortgage on the property, public notice of default, a deed-in-lieu of foreclosure, sale to the mortgagee or lien holder, certificate of title and all other processes, activities and actions, by whatever name, associated with the described process. The process is not concluded until the property obtained by the mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a nonrelated bona fide purchaser in an arm's length transaction to satisfy the debt or lien.

#### INITIATION OF THE FORECLOSURE PROCESS

Any of the following actions taking by a mortgagee against the borrower or mortgagee of a property: i) taking possession of the property; ii) commencing a foreclosure action or filing a lis pendens in the Superior Court of New Jersey.

#### MORTGAGEE

The bank, financial institution, lending institution, credit union and/or creditor, including but not limited to, service companies, lenders in a mortgage agreement and any agent, servant or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests, or obligations under the mortgage agreement, excluding governmental entities as assignee or owner.

#### PROPERTY

Any real estate, residential property, or portion thereof, located in the Town of Dover, including buildings or structures situated on the property. For the purposes of this section only, property does not include property owned or subject to the control of the Town or any of its governmental bodies or agencies including, but not limited to, property owned or controlled by the Housing Authority of the Town of Dover.

#### SECURING

Taking measures that assist in making the property inaccessible to unauthorized persons.

## TOWN

The Town of Dover.

### VACANT AND ABANDONED PROPERTY

A property that is not legally occupied by a mortgagor or tenant, which is in such condition that it cannot be legally reoccupied because of the presence or finding of at least two of the following:

- A. Overgrown or neglected vegetation;
- B. Dead trees;
- C. The accumulation of newspapers, circulars, flyers, or mail on the property;
- D. Disconnected gas, electric, or water utility services to the property;
- E. The accumulation of hazardous, noxious, or unhealthy substances or materials on the property;
- F. The accumulation of junk, litter, trash or debris on the property;
- G. The absence of window treatments such as blinds, curtains, or shutters;
- H. The absence of furnishing and personal items;
- I. Statements of neighbors, delivery persons or government employees indicating that the property is vacant and abandoned;
- J. Windows or entrances to the property that are boarded up or closed off, or multiple window panes that are damaged, broken, and unrepaired;
- K. Doors to the property that are smashed through, broken off, unhinged, or continuously unlocked;
- L. A risk to the health, safety, or welfare of the public or any adjoining or adjacent property owners due to acts of vandalism, loitering, criminal conduct, or the physical destruction or deterioration of the property;
- M. An uncorrected violation of a municipal building, housing or similar code during the preceding year, or an order by municipal authorities declaring the property to be unfit for occupancy and to remain vacant and unoccupied;
- N. The mortgagee or other authorized party has secured or winterized the property due to the property being deemed vacant and unprotected or in danger of freezing;
- O. A written statement issued by a mortgagor expressing the clear intent of all mortgagors to abandon the property; or
- P. Any other reasonable indicia of abandonment.

### **§ 286-3 Registration of vacant and/or foreclosing properties; duty to provide written notice of vacant, property and/or mortgage foreclosure.**

- A. Any mortgagee who holds a mortgage on real property located within the Town shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor as evidenced by the filing of a foreclosure action or any evidence of an existing foreclosure action or lien holder has obtained ownership of the real property. The mortgagee shall, within 10 days of the inspection, register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and

indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.

- B. Registration pursuant to this section shall contain the name, direct mailing address, a direct contact name, telephone number, and email address for the mortgagee, and the servicer, and the name and twenty-four-hour contact phone number of the local property management company responsible for the security and maintenance of the property.
- C. If the mortgagee is located outside of New Jersey, it must provide the full name, mailing address, and direct-dial telephone number of an in-state representative or agent for the mortgagee.
- D. Mortgagees who have existing registrable property on the effective date of this chapter have 30 calendar days from the effective date to register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is vacant or occupied.
- E. Registration of foreclosure property does not alleviate the mortgagee from obtaining all required licenses, permits and inspections required by applicable code or state statutes. Acquisition of required licenses permits, and inspections or registration of rental property does not alleviate the requirement for the property to be registered under this section. Mortgagee is expected to update the status of the property in the event of a mortgagee managed rental.
- F. If the mortgage on a registrable property pursuant to this section is sold or transferred, the new mortgagee is subject to all the terms of this chapter. Within 10 days of the transfer, the new mortgagee shall register the property or update the existing registration. The previous mortgagee(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that mortgagee's involvement with the registrable property.
- G. If the mortgagee sells or transfers the registrable property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this chapter. Within 10 days of the transfer, the transferee shall register the property or update the existing registration. Any and all previous unpaid fees, fines, and penalties, regardless of who the mortgagee was at the time registration was required, including but not limited to unregistered periods during the foreclosure process, are the responsibility of the transferee and are due and payable with the updated registration. The previous mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that mortgagee's involvement with the foreclosure property.
- H. As long as the property is registrable it shall be inspected by the mortgagee, or designee, monthly. If an inspection shows a change in the property's occupancy status the mortgagee shall, within 10 days of that inspection, update the occupancy status of the property registration.
- I. A nonrefundable annual registration fee shall accompany each registration pursuant to this section.
- J. The mortgagee of foreclosed properties shall pay a registration fee of \$500 per property annually to register the property in the Town's property registration program. However, if



the property is vacant or abandoned when the summons and complaint is filed in an action to foreclose or becomes vacant and abandoned at any time thereafter while the property is in foreclosure, an additional \$2,000 shall be paid annually by the mortgagee within 10 days of the expiration of the previous registration.

- K. If the foreclosure property is not registered, or the registration fee is not paid within 30 days of when the registration or renewal is required pursuant to this section, a late fee equivalent to 10% of the annual registration fee shall be charged for every thirty-day period, or portion thereof, the property is not registered and shall be due and payable with the registration.
- L. All registration fees must be paid directly from the mortgagee, trustee, servicer, or owner. Third-party registration fees are not allowed without the consent of the Town and/or its authorized designee.
- M. Properties subject to this section shall remain under the annual registration requirement, and the inspection, security, and maintenance standards of this section as long as they are registrable.
- N. Until the mortgage or lien on the property in question is satisfied, or legally discharged, the filing of a dismissal of lis pendens and/or summary of final judgment and/or certificate of title, voluntary or otherwise, does not exempt any mortgagee holding the mortgage, from all the requirements of this chapter.
- O. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change.
- P. Failure of the mortgagee to properly register or to modify the registration form from time to time to reflect a change of circumstances as required by this chapter is a violation of the chapter and shall be subject to enforcement and any resulting monetary penalties.
- Q. Pursuant to any administrative or judicial finding and determination that any property is in violation of this chapter, the Town may take the necessary action to ensure compliance with and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance.
- R. Once the property is no longer vacant or is sold or otherwise transferred, the mortgagee must provide proof of sale, transfer, or occupancy to the enforcement authority within 30 days of sale or transfer.

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## RESOLUTION NO. 207-2024

### BILLS LIST RESOLUTION

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

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

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

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,882,292.61
GENERAL CAPITAL ACCT claims in the amount of:	\$84,789.09
WATER UTILITY RESERVE ACCT claims in the amount of:	\$1,072.50
WATER UTILITY ACCT claims in the amount of:	\$227,504.67
WATER CAPITAL ACCT claims in the amount of:	\$119,335.22
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$20,771.93
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$28.20
EVIDENCE TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
COUNTY FORFEITED ASSETS TRUST ACCT claims in the amount of:	\$0.00
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$151,349.44
COAH TRUST ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$3,487,143.66</b>

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:	\$16,327.50
GENERAL CAPITAL ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$39,629.20
PARKING UTILITY ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$2,250.48
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY CAPITAL claims in the amount of:	\$362,600.00
<b>TOTAL CLAIMS PAID</b>	<b>\$420,807.18</b>
<b>TOTAL BILL LIST RESOLUTION</b>	<b>\$3,907,950.84</b>

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 208-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING RESOLUTION 307-  
2023**

**WHEREAS**, certain documents are required to be signed on behalf of the Town of Dover concerning the 457 saving plans; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey that Lorraine England, C.F.O./Treasurer hereby be authorized to sign documentation on behalf of the Town of Dover in order to process, transfer or qualified transfers requests effective upon the adoption of this resolution; and

**NOW THEREFORE, BE IT FURTHER RESOLVED**, that a copy of this Resolution be sent to the Finance Department.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 209-2024**

## **RESOLUTION OF THE TOWN OF DOVER COUNTY OF MORRIS, STATE OF NEW JERSEY INCREASING BID THRESHOLD TO \$44,000.00**

**WHEREAS**, effective July 1, 2020, the Governor of the State of New Jersey has adjusted the bid threshold for awarding contracts under the Local Public Contracts Law. The change in the bid threshold allows municipalities with a Qualified Purchasing Agent to increase their bid threshold up to \$44,000; and

**WHEREAS**, N.J.S.A. 40A:11-3a permits an increase in the bid threshold if a Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award such contracts below the bid threshold; and

**WHEREAS**, N.J.A.C. 5:34-5 et seq. establishes the criteria for qualifying as a Qualified Purchasing Agent; and

**WHEREAS**, Robert Dolan of RMD Associates, LLC was appointed the Town of Dover Qualified Purchasing Agent by adopting Resolution 191-2024 and possesses the qualifications and designation of Qualified Purchasing Agent as issued by the Director of Local Government Services per N.J.A. C. 5:34-5 et seq.; and

**WHEREAS**, the Town of Dover desires to take advantage of the increased bid threshold; 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, establish it's bid threshold to \$44,000.00.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 210-2024**

#### **RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE QUALIFIED PURCHASING AGENT TO RECEIVE CERTAIN BIDS IN ACCORD WITH N.J.A.C.5:34-5.1, E-PROCUREMENT**

**WHEREAS**, the Town of Dover has appointed a Qualified Purchasing Agent in accordance with N.J.S.A. 40A:11-9; and

**WHEREAS**, the State of New Jersey in Administrative Code has promulgated rules to allow for electronic receipt of bids with the rules at N.J.A.C. 5:34-1 et. Seq.; and

**WHEREAS**, Robert Dolan, QPA, has recommended the use of Bidnet Direct software as a quoted platform in accordance with N.J.S.A. 40A:11-6.1, which complies with all the administrative rules as required by the New Jersey Administrative Rules; and

**WHEREAS**, the electronic procurement platform is available to other officials as required to virtually observe bid openings transparently and provide bids available for public inspection; and

**WHEREAS**, the cost to the Town is a zero cost.

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

1. That Robert Dolan, QPA, of RMD Associates LLC is hereby authorized to conduct bid openings and procurement in accordance with N.J.S.A.40A:11-9 through E-Procurement in accord with N.J.A.C. 5:34-1 et. Seq., through Bidnet Direct at a zero cost to the Town.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 211-2024**

**RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, GRANTING AUTHORITY FOR APPROVAL OF CERTAIN PURCHASES THROUGH NEW JERSEY STATE CONTRACTS AND/OR PURCHASING COOPERATIVES FOR 2024**

**WHEREAS**, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and P.L.2011, c.139, the governing body may delegate the power to award purchases, contracts and/or agreements through New Jersey State Contracts and/or Purchasing Cooperatives to which the Town of Dover is a member; and

**WHEREAS**, in the interest of streamlining Town operations and improving efficiency, it is the desire of the Mayor and Council to authorize the Purchasing Officer/Qualified Purchasing Agent (QPA) to approve purchases, contracts, and agreements through New Jersey State Contracts and/or Purchasing Cooperatives, subject to provisions and requirements of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and P.L.2011, c.139 below the \$44,000.00 threshold in individual purchases and the aggregate as defined by N.J.S.A.40A:11-2(19); 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, as follows:

1. The Qualified Purchasing Agent (QPA), upon receipt of an identified need and direction from the Town, is hereby authorized to approve purchases under the bid threshold, made under contracts and/or agreements through New Jersey State Contracts and/or Purchasing Cooperatives to which the Town of Dover is a member without further action from Committee, provided that funds are available to cover the expenditure.
2. Purchase approvals made by the Qualified Purchasing Agent (QPA) by virtue of the adoption of this Resolution shall be subject to the provisions and requirements of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and that no amount of any contract shall be in excess of the bid threshold in a single purchase or the aggregate without express individual resolutions authorizing such cooperative purchases by contract number.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 212-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING LIEN  
REDEMPTION**

**WHEREAS**, at the Municipal Tax Sale held on December 2, 2021 a lien was sold on Block 502 Lot 3.02, also known as 4 Green Tree Lane, Dover, New Jersey for delinquent 2020 taxes; and

**WHEREAS**, this lien, known as Tax Sale Certificate No. 21-00001 was sold to GFM CENTRAL LLC; and

**WHEREAS**, redemption fees for Certificate 21-000014 were received in full.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey are hereby authorized to issue a check in the amount of \$165,733.62 for redemption payment and premium payable to GFM CENTRAL LLC, 927 West Kelly Street, Metuchen, NJ 08840

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## RESOLUTION NO. 213-2024

### 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.

#### CARMEN TAXI SERVICE

2015 TOYOTA SIENNA	OT857H	5TDYK3DC4FS527502	New	TAXI #5
2020 TOYOTA SIENNA	OT873H	5TDYZ3DC4LS029808	Renewal	TAXI #8
2015 CHRYSLER 200	OT893H	1C3CCCABXFN704230	New	TAXI #3

#### DOVER TAXI AND LIMO SERVICE LLC

2015 TOYOTA TX	OT677G	5YFB4RHE9FP235724	Renewal	TAXI #25
2014 LINCOLN MKT	OT678G	2LMHJ5AT1EBL52340	Renewal	TAXI #26

#### PREMIER CAR SERVICES CORP.

2016 TOYOTA CAMRY	OT533j	4T1BF1FK7GU216951	New	TAXI #63
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ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION 214-2024**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, WAIVING SIDEWALK REQUIREMENT, 70 GARRISON AVENUE AND 365 WEST CLINTON STREET**

**WHEREAS**, Christian Vega and Ray Valle will be subdividing a property at 70 Garrison Avenue and 365 West Clinton Street; and

**WHEREAS**, Christian Vega and Ray Valle has requested a waiver of the requirement to install sidewalks as there are no existing sidewalks abutting the property; and

**WHEREAS**, The Town of Dover Code Chapter 337-28, permits the Mayor and Town Council to waive the sidewalk requirement where there are no existing sidewalks abutting the property upon the recommendation of the engineer; and

**WHEREAS**, the engineer has recommended the waiver; 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 request for waiver of sidewalks be approved for Block 815, Lot 2 and Block 815, Lot 11 as there are no sidewalks abutting this property.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



**FORTRESS REALTY, LLC**  
34 East Blackwell Street, Dover NJ 07801

July 24, 2024

Tamara Bross, Planning Board Secretary  
Town of Dover  
37 North Sussex Street  
Dover, New Jersey 07801

Re: Application for Minor Subdivision P23-02  
Applicant: Christian Vega & Ray Valle  
Property: 66-68 Garrison Ave. Block 815, Lots 2.02 and 2.03  
and 365 W. Clinton St. Block 815, Lot 2.01

Dear Mrs. Bross:

We are hereby requesting a waiver from Minor Subdivision Checklist requirements, which is to be considered for approval by the Mayor and Council.

Specifically, we are requesting a waiver from Item No. 12 of the Minor Subdivision Development Checklist, which requires the installation of sidewalks and curbs.

We request a waiver to not install additional sidewalks along US Hwy Route 15 (W. Clinton Street) and Turner Street, as there are no sidewalks in the immediate area. This portion of the property is situated on US Hwy Route 15 (W. Clinton Street) and Turner Street, and there are no adjacent sidewalks along US Hwy Route 15 (W. Clinton Street) and Turner Street. However, we have agreed to repair sidewalks and curbs as deemed necessary by the Dover Engineering Department in front of the parcel along Garrison Avenue.

We respectfully request that this waiver request be placed on the Mayor and Council Agenda for consideration.

Please keep us informed of the status of this waiver request, and whether you require any additional information or documents. If so, do not hesitate to contact me.

Very truly yours,

Christian Vega & Ray Valle  
Fortress Realty, LLC



**July 31, 2024**

Honorable Mayor James P. Dodd and  
Town of Dover Council  
37 North Sussex Street  
Dover, New Jersey 07801

**RE: APPLICANT REQUEST FOR SIDEWALK WAIVER  
APP NO: P23-02  
365 WEST CLINTON STREET BLOCK 815 LOT 2  
70 GARRISON AVENUE BLOCK 815 LOT 2 & 11  
DOVER, NEW JERSEY**

Dear Mayor and Council:

In response to the letter prepared by Christian Vega and Ray Valle dated July 24, 2024 requesting waivers in reference to the Planning Board Application P23-02 from Item No. 12 of the Minor Subdivision Development Checklist, which requires the installation of sidewalk and curbs in accordance with Section 236-54B and Section 236-54H, I have reviewed the following documents:

1. A letter prepared by the Applicant (Christian Vega & Ray Valle) dated July 24, 2024 and addressed to Tamara Bross, Planning Board Secretary.
2. Land Use Application and Development Checklist for 365 West Clinton Street & 70 Garrison Avenue.
3. A plan entitled "Subdivision for Village Development LLC" prepared by Jaman Engineering Associates, dated June 20, 2022, last revised 9/29/22, and consisting of six (6) sheets.

Based on my review of the referenced documents and aerial images, it appears that there are no existing sidewalks along West Clinton Street (US Route 15) and Turner Street. As such, it does not appear that there is a need to install sidewalks on West Clinton Street (US Route 15) and Turner Street, although the Applicant proposes to repair sidewalks and curbs along Garrison Avenue as deemed necessary by the Dover Engineering Department. Therefore, I recommend that the Council move forward with granting a waiver for the installation of sidewalks on West Clinton Street (US Route 15) and Turner Street as it relates to this application.

Should you have any questions or wish to discuss further, please do not hesitate to contact me.

Sincerely,  
**PENNONI ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "Stephen C. Hoyt".

Stephen C. Hoyt, PE  
Planning Board Engineer



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 215-2024**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DECLARING A CERTAIN AREA KNOWN AS 333, 337 AND 341 EAST BLACKWELL STREET IN THE TOWN OF DOVER A NON- CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Town Council of the Town of Dover (the “Town Council”) considered it to be in the best interest of the Town to have the Town Planning Board conduct an investigation of certain property located in the Town commonly known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3 (collectively, the “Study Area”), to determine whether such Study Area, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

**WHEREAS**, in Resolution No. 97-2024, dated March 12, 2024, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the Study Area to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Study Area is generally bounded by a railroad right-of-way to the north, East Blackwell Street to the south, Rutan Drive to the west and developed properties to the east; and

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

**WHEREAS**, on behalf of the Planning Board, John McDonough Associates, LLC prepared a report entitled “Preliminary Investigation Non-Condensation Area in Need of Redevelopment, 333, 337, and 341 East Blackwell Street Block 2317 Lots 1, 2, and 3”, dated May 18, 2024, prepared by (the “Preliminary Investigation”) and testimony of the Town’s professional planning consultant (John McDonough) pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

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

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

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

**WHEREAS**, the Town of Dover Planning Board, at a duly noticed public hearing held on June 20, 2024, reviewed the Preliminary Investigation; and

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

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

“The study area consists of all or a portion of 3 tax lots in the Town of Dover. This preliminary investigation finds that all the lots in the study satisfy the statutory criteria for designation as a non-condemnation area in need of redevelopment, as summarized below. More detailed information pertaining to each lot is provided in **Appendix C** [of the Preliminary Investigation].

**Block 2317 Lot 1 (333 East Blackwell Street)**

The subject lot is developed as a surface parking lot that served a former bar on the adjacent lot. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).

**Block 2317 Lot 2 (337 East Blackwell Street)**

The subject lot is developed as a former bar/mixed-use building that has been vacant for over 10 years. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “a” (substandard building), criteria “b” (abandoned building), criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).

**Block 2317 Lot 3 (341 East Blackwell Street)**

The subject lot is developed as a two-family dwelling that is surrounded by pavement that appears to be an extension of the parking lot of the former bar on the adjacent lot. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).”

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

“Based on the foregoing analysis, all of the Study Areas fulfill several of the requirements of the Local Redevelopment and Housing Law for being designated as an area in need of

redevelopment. The Planning Board may, therefore, recommend that the Dover Town Council adopt a resolution declaring that each Study Area meets the criteria for designation as an area in need of redevelopment.

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

**WHEREAS**, at the June 20, 2024 Planning Board hearing, the Town's professional planning consultant testified substantially as set forth above and as stated and recommended in the Preliminary Investigation; and

**WHEREAS**, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated July, 18, 2024, recommended to the Town Council that it should designate the entirety of the Study Area as a non-condemnation area in need of redevelopment: and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, State of New Jersey, that the Study Area known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3, is hereby designated a non-condemnation "area in need of redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and such designation shall authorize the Town to use all those powers provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the Study Area; and

**BE IT FURTHER RESOLVED**, that the Mayor and Town Council hereby directs the Town Clerk to (a) serve this Resolution declaring that the property known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3, is designated a non-condemnation redevelopment area upon the Commissioner of the Community Affairs in accordance with N.J.S.A. 40A:12A-6.b(5)(c), and (b) serve notice of such designation, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed in the tax assessor's records, and upon each person who filed a written objection thereto and stated an address to which notice of determination may be sent in accordance with N.J.S.A. 40A:12A-6.b(5)(d).

**BE IT FURTHER RESOLVED**, that the Mayor Town Council hereby authorizes John McDonough Associates, LLC to prepare a redevelopment plan for the Study Area known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3, for review and consideration by the Town Council in accordance with the Redevelopment Law.

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

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

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 216-2024**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER AUTHORIZING AND APPROVING A MORTGAGE AGREEMENT WITH EMMETT JEROME CARROLL AND JEANNE CARROLL, 202 PARK HEIGHTS AVENUE, DOVER, NEW JERSEY 07801, BLOCK NO. 102, LOT NO. 6, UNDER THE TOWN'S HOUSING REHABILITATION PROGRAM**

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

**WHEREAS**, the Town previously retained the services of Rehabco, Inc. ("Rehabco") to assist in the administration of the Town's Housing Rehabilitation Program, which includes providing program management services for applicants, preparing work write-ups with cost estimates, soliciting projects to general contractors, and other related services; and

**WHEREAS**, Emmett Jerome Carroll and Jeanne Carroll (the "Homeowners") are the owners of the property located at 202 Park Heights Avenue, Dover, New Jersey 07801, Block No. 102, Lot No. 6 (the "Property"); and

**WHEREAS**, the Homeowners submitted an application to the Town's Housing Rehabilitation Program, as processed and administered through Rehabco, for funding in connection with certain improvements and/or repairs to be made to the Property; and

**WHEREAS**, the Town has determined that the Homeowners are eligible to receive funding for the rehabilitation of the Property by way of a deferred loan; and

**WHEREAS**, the funding will be provided to the Homeowners by way of a mortgage for direct subsidy with perpetual lien agreement in the amount of twenty-thousand dollars (\$20,000.00) (the "Mortgage Agreement").

**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 Mayor and Town Council hereby authorize the Mayor and Clerk to execute the Mortgage Agreement and other required legal documents with the Homeowners on behalf of the Town to be used for the rehabilitation of the Property.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 217-2024**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER AUTHORIZING AND APPROVING A MORTGAGE AGREEMENT WITH SONIA RUIZ, 19 MCDAVIT PLACE, DOVER, NEW JERSEY 07801, BLOCK NO. 1305, LOT NO. 11, UNDER THE TOWN'S HOUSING REHABILITATION PROGRAM**

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

**WHEREAS**, the Town previously retained the services of Rehabco, Inc. ("Rehabco") to assist in the administration of the Town's Housing Rehabilitation Program, which includes providing program management services for applicants, preparing work write-ups with cost estimates, soliciting projects to general contractors, and other related services; and

**WHEREAS**, Sonia Ruiz (the "Homeowner") is the owner of the property located at 19 McDavitt Place, Dover, New Jersey 07801, Block No. 1305, Lot No. 11 (the "Property"); and

**WHEREAS**, the Homeowner submitted an application to the Town's Housing Rehabilitation Program, as processed and administered through Rehabco, for funding in connection with certain improvements and/or repairs to be made to the Property; and

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

**WHEREAS**, the funding will be provided to the Homeowner by way of a mortgage for direct subsidy with perpetual lien agreement in the amount of nineteen thousand, nine hundred and eighty dollars (\$19,980.00) (the "Mortgage Agreement").

**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 Mayor and Town Council hereby authorize the Mayor and Clerk to execute the Mortgage Agreement and other required legal documents with the Homeowner on behalf of the Town to be used for the rehabilitation of the Property.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 218-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER  
AUTHORIZING AND APPROVING A MORTGAGE AGREEMENT WITH RHODA  
MYLES, 108 ORAM DRIVE, DOVER, NEW JERSEY 07801, BLOCK NO. 2107, LOT NO.  
11, UNDER THE TOWN'S HOUSING REHABILITATION PROGRAM**

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

**WHEREAS**, the Town previously retained the services of Rehabco, Inc. ("Rehabco") to assist in the administration of the Town's Housing Rehabilitation Program, which includes providing program management services for applicants, preparing work write-ups with cost estimates, soliciting projects to general contractors, and other related services; and

**WHEREAS**, Rhoda Myles (the "Homeowner") is the owner of the property located at 108 Oram Drive, Dover, New Jersey 07801, Block No. 2107, Lot No. 11 (the "Property"); and

**WHEREAS**, the Homeowner submitted an application to the Town's Housing Rehabilitation Program, as processed and administered through Rehabco, for funding in connection with certain improvements and/or repairs to be made to the Property; and

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

**WHEREAS**, the funding will be provided to the Homeowner by way of a mortgage for direct subsidy with perpetual lien agreement in the amount of nineteen thousand, nine hundred and eighty dollars (\$20,000.00) (the "Mortgage Agreement").

**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 Mayor and Town Council hereby authorize the Mayor and Clerk to execute the Mortgage Agreement and other required legal documents with the Homeowner on behalf of the Town to be used for the rehabilitation of the Property.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

RESOLUTION NO. 219-2024

### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER ACCEPTING THE BID OF ALL LEAD NJ AND AWARDING A CONTRACT FOR THE PROVISION OF CERTIFIED LEAD-BASED PAINT INSPECTOR/RISK ASSESSOR SERVICES**

**WHEREAS**, the Town of Dover solicited bids in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-10, et seq., for the provision of lead-based paint inspector/risk assessor services; and

**WHEREAS**, the Town Attorney's in consultation with relevant Town personnel, has reviewed the bids in accordance with the bid specifications and criteria established thereunder and recommends that the contract award be made to All Lead NJ to perform Lead Assessment Services on behalf of the Town; and

**WHEREAS**, any Town property owner in need of Lead Assessment Services shall contact and compensate All Lead NJ directly to perform lead-based paint inspector/risk assessor services; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Town of Dover Mayor and Council, County of Morris, State of New Jersey, that a contract be awarded to All Lead NJ in accordance with the terms set forth in the bid specifications and bid response for lead-based paint inspector/risk assessor services; and

**BE IT FURTHER RESOLVED** that this Resolution is expressly contingent upon the negotiation and execution of the necessary contract agreements between All Lead NJ and the Town of Dover; and

**BE IT FURTHER RESOLVED**, by the Town of Dover Mayor and Council, County of Morris, State of New Jersey, that the Mayor and Business Administrator are hereby authorized to execute a contract with All Lead NJ for the provision of lead-based paint inspector/risk assessor services in accordance with the terms set forth in the bid specifications and bid response.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 220-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING THE NAME  
CHANGE OF TAXICAB OPERATION LICENSE**

**WHEREAS**, any person or group of persons, association, or corporation, which conducts any Taxicab Operation upon the streets of the Town of Dover, and any person or group of persons, association or corporation which owns, leases, operates, or controls premises for the purpose of conducting any taxicab operation business is required to renew the Taxicab Operation License annually; and

**WHEREAS**, a Company name change is required to be supplied to the Clerk's Office; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey that the following Taxicab Operation License Name Change is hereby approved:

Carmen Taxi Service located at 15A North Salem Street, Dover  
is changing the company name to Dover Express Taxi LLC.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_