



TOWN OF DOVER MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA Town of Dover Town Hall March 24, 2025 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 Citizen on Tuesday, March 18, 2025 and published in the Daily Record and Citizen on Friday, March 21, 2025. 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.

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

- December 3, 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

NONE

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a. Ordinance 03-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris and the State of the New Jersey Amending Chapter 2-8 of the Code of the Town of Dover to Establish the Office of Emergency Management

K) APPROVAL OF BILLS

- a. Resolution 97-2025 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 98-2025 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 99-2025 Approving Individual to be Removed from the Membership in the Dover Fire Department, Volunteer Division

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 100-2025 Supporting and Calling for Passage of the Immigrant Trust Act (S3672/A4987)
- b. Resolution 101-2025 Approving Tax Appeal Settlement for Block 1203, Lot 2
- c. Resolution 102-2025 Directing the Town Planning Board to Conduct a Preliminary Investigation to Determine Whether Certain Property in the Town is a Non-Condensation Area in Need of Redevelopment

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 103-2025 Authorizing Executive Session to Discuss Tactics and Techniques Utilized in Protecting the Safety and Property of the Public and Attorney Client Privilege Matters

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 03-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY AMENDING CHAPTER 2-8 OF THE CODE OF THE TOWN OF DOVER TO ESTABLISH THE OFFICE OF EMERGENCY MANAGEMENT

WHEREAS, the Mayor and Town Council (the “Council”) of the Town of Dover (the “Town”) recognized a need to establish and articulate the functions of an Office of Emergency Management pursuant to Appendix A, Chapter 9, National Defense and other directives of the State New Jersey Office of Emergency Management; and

WHEREAS, the Mayor and Town Council, pursuant to §1-5 and §2-7(B)(1) of the Town’s Code (the “Code”), adopt an amendment to Chapter 2, Section 8, to establish and articulate the functions of an Office of Emergency Management as follows:

§ 2-8.2. Office of Emergency Management.

A. Establishment.

- (1) There is hereby established in the Town of Dover an Office of Emergency Management within the Department of Administration. The purpose of this article is to establish rules and regulations regarding the Office of Emergency Management, consistent with Appendix A, Chapter 9, National Defense and other directives of the State New Jersey Office of Emergency Management or the Governor of the State of New Jersey.
- (2) The Office of Emergency Management shall consist of a Municipal Emergency Management Coordinator, Deputy Emergency Management Coordinators (not exceeding 2), an Emergency Management Council, and as many staff positions deemed necessary for proper operation.

B. Appointment.

- (1) Municipal Emergency Management Coordinator. The Municipal Emergency Management Coordinator shall be appointed by the Mayor pursuant to N.J.S.A § App.A:9-40.1 and Directive NJOEM-7 (2022).
- (2) Deputy Emergency Management Coordinator. Deputy Emergency Management Coordinators shall be appointed by the Municipal Emergency Management Coordinator with the approval of the Mayor and Town Council. Whenever possible, Deputy Emergency Management Coordinators shall be appointed from among the salaried officers or employees of the Town of Dover.
- (3) Emergency Management Council. Pursuant to N.J.S.A. § App.A:9-41, the Emergency Management Council shall be composed of not more than 15 members who shall be appointed by the Mayor and shall hold office at the will and pleasure of the Mayor.
- (4) Staff Positions. Staff positions shall be filled by volunteer workforce or shall be appointed in accordance with civil service provisions.

C. Term.

- (1) Municipal Emergency Management Coordinator: (3) Three years.
- (2) Deputy Emergency Management Coordinator: Concurrent to the Municipal Emergency Management Coordinator
- (3) Emergency Management Council member: Concurrent to the Municipal Emergency Management Coordinator or, if appointed from among the salaried officers or employees of the Town of Dover, until his or her concurrent positions terminates.

D. Qualification.

- (1) Municipal Emergency Management Coordinator. The Municipal Emergency Management Coordinator shall be required to meet the local, state, and federal standards pursuant to N.J.S.A. § App.A:9-40.1, Directive NJOEM-1 (2021), and Directive NJOEM-7 (2022).
- (2) Deputy Emergency Management Coordinator. Deputy Emergency Management Coordinators shall be required to meet the same standards required of the Municipal Emergency Management Coordinator.
- (3) Emergency Management Council. Emergency Management Council members shall be appointed from among the residents of the Town of Dover and shall be at least eighteen (18) years of age. Whenever possible, Emergency Management Council members shall be appointed from among the salaried officers or employees of the Town of Dover so as to prioritize intergovernmental coordination and cooperation.

E. Duties.

- (1) Municipal Emergency Management Coordinator. Pursuant to N.J.S.A. § App.A:9-40.1, Directive NJOEM-7 (2022), and the Town of Dover's Emergency Operations Plan, the Municipal Emergency Management Coordinator shall lead the municipal emergency management program and oversee the municipal office of emergency management in accordance with all relevant federal, state, and local laws, regulations, procedures and authorities, including State Directives. The Municipal Emergency Management Coordinator shall be a member and shall serve as Chairman of the Emergency Management Council.
- (2) Deputy Emergency Management Coordinator. Pursuant to N.J.S.A. § App.A:9-40.1 and Directive NJOEM-7 (2022), the Municipal Emergency Management Coordinator shall assist the Municipal Emergency Management Coordinator in his or her capacity to plan, activate, coordinate, and conduct emergency management operations within the Town of Dover.

- (3) Emergency Management Council. Pursuant to N.J.S.A. § App.A:9-41, the local Emergency Management Council shall assist the municipality in establishing the various local volunteer agencies needed to meet the requirements of all local emergency management activities in accordance with rules and regulations established by the Governor in pursuance of the provisions of this act. The local emergency management council is authorized, within the limits of appropriations, to establish an adequate organization to assist in supervising and coordinating the emergency management activities of the local municipality. It shall be lawful for the members of the local emergency management council also to be members of other agencies created because of any emergency. Under the direction of the Municipal Emergency Management Coordinator, members of the Emergency Management Council shall undergo training and obtain certifications as necessary to assist in administering and overseeing the functions and programs described within Directive NJOEM-7 (2022).
- (4) Pursuant to N.J.S.A. App.A:9-43, *et. seq.*, the Town of Dover shall prepare—and submit for State approval—a written Emergency Operations Plan to ensure a regional coordinated response and efficient use of resources.

F. Removal.

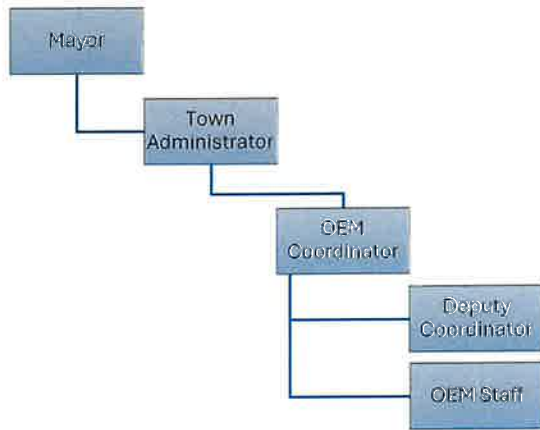
- (1) Municipal Emergency Management Coordinator. The Municipal Emergency Management Coordinator shall be removed by the Governor, for cause, pursuant to N.J.S.A § App.A:9-40.2 and Directive NJOEM-7 (2022).
- (2) Deputy Emergency Management Coordinator. A Deputy Emergency Management Coordinator shall be removed, without cause, by the Municipal Emergency Management Coordinator with the approval of the Mayor and Town Council.
- (3) Emergency Management Council. With exception to the Chairman, any member of the Emergency Management Council shall be removed, without cause, by the Mayor.
- (4) Staff Positions. Staff positions shall be removed in accordance with civil service provisions or under provisions of the volunteer contract upon appointment.

G. Legal Authorities

- (1) N.J.S.A. App.A:9-40.1. Municipal emergency management coordinator
- (2) N.J.S.A. App.A:9-40.2. Removal of municipal emergency coordinator.
- (3) N.J.S.A. App.A:9-40.4. Duties of municipal emergency management coordinator.
- (4) N.J.S.A. App.A:9-40.5. Proclamation of state of local disaster emergency within municipality; powers of coordinator.
- (5) N.J.S.A. App.A:9-41. Local emergency management councils.
- (6) N.J.S.A. App.A:9-43.2. County, municipal written emergency operations plans; coordination.

- (7) N.J.S.A. App.A:9-43.3. Guidelines for Emergency Operations Plans.
- (8) N.J.S.A. App.A:9-43.4. Approval by State Office of Emergency Management.
- (9) Directive NJOEM-1 (2021)
- (10) Directive NJOEM-7 (2022) [rescinding NJOEM 102 (1990)]
- (11) FEMA Comprehensive Planning Guide 101 (version 3)
- (12) New Jersey State Emergency Operations Plan
- (13) Town of Dover Emergency Operations Plan

H. Table of Organization



Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 97-2025 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:	\$12,731.80
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$793,028.76
GENERAL CAPITAL ACCT claims in the amount of:	\$56,450.56
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$96,334.98
WATER CAPITAL ACCT claims in the amount of:	\$4,900.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$8,220.59
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
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$1,060.00
EVIDENCE ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS TO BE PAID	\$972,726.69

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 claims in the amount of:	\$0.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$3,149.87
CURRENT APPROPRIATIONS WIRE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$0.00
WATER UTILITY CAPITAL claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$3,149.87
TOTAL BILL LIST RESOLUTION	\$975,876.56

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor



TOWN OF DOVER MAYOR & TOWN COUNCIL

RESOLUTION NO. 98-2025

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 EXPRESS TAXI LLC.

2015 CHRYSLER 200S	OT106K	1C3CCABXFN704230	New	TAXI #2
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PREMIER CAR SERVICE CORP.

2017 HONDA ACCORD	OT344A	1HGCR2F53HA108511	Renewal	TAXI #68
2016 TOYOTA CAMRY	OT346A	4T4BF1FK3GR575817	Renewal	TAXI #76
2015 TOYOTA SIENNA	OT403C	5TDKK3DC1FS629412	Renewal	TAXI #78

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 99-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY REMOVING VOLUNTEER FIRE
DEPARTMENT MEMBER**

WHEREAS, Celena Garrafa has been a volunteer member of the Dover Fire Department; and

WHEREAS, Celena Garrafa has been inactive as a member of the Dover Fire Department for multiple years.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey that Celena Garrafa is hereby removed from the Active Rolls of the Dover Volunteer Fire Department effective March 24, 2025.

NOW FURTHER BE IT RESOLVED, that a copy of this Resolution be sent to the Fire Chief

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 100-2025

RESOLUTION SUPPORTING AND CALLING FOR PASSAGE OF THE IMMIGRANT TRUST ACT (S3672/A4987)

WHEREAS, New Jersey is one of the most diverse states within a nation of immigrants; and

WHEREAS, nearly one in four New Jerseyans is an immigrant; and

WHEREAS, over 10% of New Jersey's U.S. citizen children live with at least one undocumented family member; and

WHEREAS, since 2019, the Immigrant Trust Directive (ITD) has enabled our immigrant communities of diverse status to live without fear of interactions with law enforcement, to come forth if they are the victim of a crime, and not be subject to separation from their families; and

WHEREAS, public officials agree that this has kept our communities safer, and reflected the value of our immigrant communities, be they documented, undocumented, temporary-protected status holders, Dreamers, or otherwise; and

WHEREAS, the 10th amendment to the U.S. Constitution clearly states that the federal government cannot compel state and local governments to enact or administer a function of the federal government, which includes immigration enforcement; and further, that state and local governments are free to refuse requests to do so, and to prohibit employees from assisting in federal enforcement actions; and

WHEREAS, the incoming federal administration has made clear their plans to conduct mass immigration raids in our communities which would separate families, and cause economic devastation; and

WHEREAS, New Jersey's municipalities and state government reserve the right to protect our residents, and maintain the stability of our communities, economy, and society in the way we best see fit; and

WHEREAS, Assemblywoman Ellen Park and Senator Gordon Johnson have introduced into the State Legislature the Immigrant Trust Act (S3672/A4987); and

WHEREAS, the Immigrant Trust Act (ITA) would codify the ITD into law; and

WHEREAS, the ITA would expand the protections in the ITD, so that no one needs to fear that a visit to the Motor Vehicle Commission, to enroll their children in school, to obtain lawfully entitled healthcare, etc. could lead to their private information being shared with Immigration and Customs Enforcement, putting themselves or their families in jeopardy; now, therefore, be it

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of Dover calls upon the State Legislature to pass the ITA within its current session, and with all deliberate speed; and

BE IT FURTHER RESOLVED, that the Town Council calls on our own district's representatives in the Assembly and Senate to co-sponsor and vote affirmatively for the ITA; and

BE IT FURTHER RESOLVED, that the Council calls on the Governor to sign the ITA into law; and

BE IT FURTHER RESOLVED, that the Town Clerk of the Town of Dover shall transmit copies of this resolution to Senate President Scutari and Assembly Speaker Coughlin, to Senator Bucco, Assemblywoman Dunn, and Assemblyman Barranco who represent District 25, to Assemblywoman Park and Senator Johnson, the two principal sponsors of the bill, and to the Governor of New Jersey, Philip D. Murphy.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 101-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING TAX APPEAL
SETTLEMENT FOR BLOCK 1203, LOT 2**

WHEREAS, the Mayor and Town Council have been advised of the proposed settlement of a property tax appeal filed by Jing Yee, LP (hereinafter the "Tax Appeal"), under Docket Numbers 010036-2010, 005846-2011, 002604-2012, 009225-2013, 000297-2014, 000518-2015, 000443-2016, 000245-2017, 000252-2018, 000407-2019, 001581-2020, 000382-2021, 000051-2022, 000085, 2023 and 000554-2024; and,

WHEREAS, the aforesaid Tax Appeal involves a commercial property located at 1-21 Bassett Highway, and is otherwise designated as Block 1203 Lot 2 on the tax assessment map of the Town; and,

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____

SCHEDULE "A"

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

**1-21 Bassett Highway
Block 1203, Lot 2**

2010 Appeal: Withdrawn
2011 Appeal: Withdrawn
2012 Appeal: Withdrawn
2013 Appeal: Withdrawn
2014 Appeal: Withdrawn
2015 Appeal: Withdrawn
2016 Appeal: \$3,125,000
2017 Appeal: \$3,125,000
2018 Appeal: \$3,125,000
2019 Appeal: \$3,125,000
2020 Appeal: \$3,125,000
2021 Appeal: \$3,125,000
2022 Appeal: \$3,125,000
2023 Appeal: \$3,125,000
2024 Appeal: \$3,216,200



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 102-2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DIRECTING THE TOWN PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY IN THE TOWN IS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Mayor and Town Council of the Town of Dover (the “Town Council”) considers it to be in the best interest of the Town to have the Town Planning Board conduct a preliminary investigation of certain property located in the Town of Dover and shown on the official Tax Map of the Town as Block 1218, Lots 13, 20, 21 and 23; and Block 1325, Lots 8 and 9 (collectively, the “Property”); and

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

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

WHEREAS, the Mayor and Town Council believes the Property 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, the preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, or any portions thereof, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, subject to the results of the preliminary investigation referenced herein, a non-condemnation redevelopment area determination concerning the Property, if so made, would 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 Property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Dover that the Planning Board of the Town of Dover is hereby directed and authorized to conduct a preliminary investigation to determine whether the property located in the Town of Dover and shown on the official Tax Map of the Town as Block 1218, Lots 13, 20, 21 and 23; and Block 1325, Lots 8 and 9, constitute a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Dover is hereby further directed and authorized to study the property located in the Town of Dover and shown on the official Tax Map of the Town as Block 1218, Lots 13, 20, 21 and 23; and Block 1325, Lots 8 and 9; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and to draft a preliminary investigation/report to the Mayor and Council containing its findings; and

BE IT FURTHER RESOLVED, that the Planning Board shall submit the results of such preliminary investigation concerning the proposed non-condemnation redevelopment area to the Mayor and Council for review and consideration in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

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

ATTEST:

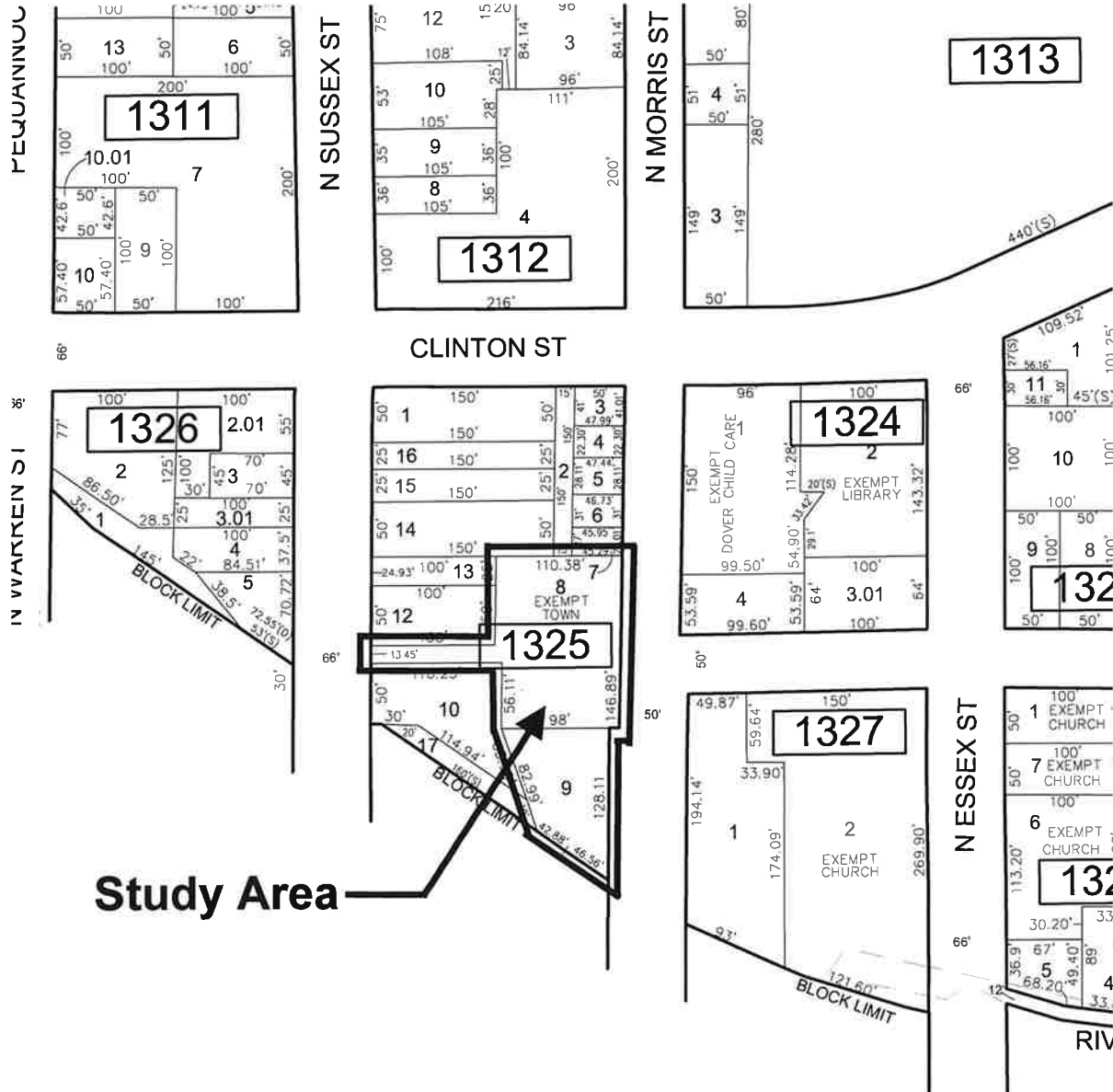
Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____

Exhibit 1
 Partial Map of Study Area

(2 of 2)



Block 1325, Lots 8 and 9



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 103-2025

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 discipling of a specific prospective public officer or employee employed or appointed by the public body
- Deliberations occurring after a public hearing that many result in the imposition of a specific civil penalty or loss of a license or permit

BE IT FUTHER 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 FUTHER 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: _____