



TOWN OF DOVER
MAYOR AND BOARD OF ALDERMEN
CAUCUS MEETING MINUTES
April 28, 2015 7:00 PM

The Caucus Meeting of the Mayor and Board of Aldermen was held in council chambers, 37 N. Sussex Street, Dover, New Jersey.

Mayor Dodd called the meeting to order at 7:00 pm

All joined in the Pledge of Allegiance to the Flag.

Mayor asked everyone to remain standing for a moment of silence for our troops, past and present.

ROLL CALL:

Present: Alderman Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd

Also present were Municipal Clerk Margaret Verga, Administrator Donald Travisano and Attorney Downs

Clerk Verga stated adequate notice was given to the official newspaper

SUNSHINE LAW STATEMENT

In accordance with the provisions set forth in the Open Public Meeting Law, notification of this meeting has been sent to all officially designated Town newspapers and notice is posted in the Town Hall.

PROCLAMATION: RELAY FOR LIFE OF CENTRAL MORRIS COUNTY

Mayor Dodd presented a proclamation recognizing May 2015 to be PAINT THE TOWN PURPLE within Dover and to further proclaim June 6th and 7th to be AMERICAN CANCER SOCIETY'S RELAY FOR LIFE OF CENTRAL MORRIS COUNTY. Mayor Dodd introduced Bonnie Rosenthal from the American Cancer Society thanking her for all her hard work with the American Cancer Society and helping with the relay. Mayor Dodd is one of seven mayors sponsoring the relay this year and urged everyone to participate in the relay and activities because "Together we can find a cure".

Bonnie Rosenthal spoke about the event after being introduced and thanked Mayor Dodd for being the first Mayor to sponsor the relay and stated that she was proud of Mayor Dodd and the Town of Dover for their sponsorship.

REDEVELOPMENT

Mayor Dodd stated that a lot of time and effort has been spent on the downtown redevelopment project and publicly thanked Michael Hantson and his staff for an excellent job. Mayor Dodd also publicly thanked George from Capodagli Property Group for being one of the first companies to take on such a big risk with the downtown redevelopment project.

Michael Hantson spoke about the long road through the planning process for the downtown area and that the presentation given tonight by Capodagli Property Group is just another step of the journey. The presentation is essentially to get the endorsement for the execution of the re-developers agreement which on May 27, 2015 will be presented to the Planning Board. Michael Hantson commented on some exemptions such as making Dickerson St. a one-way road heading east to avoid traffic buildup and accidents which have occurred in the past due to the fact that cars make left hand turns onto Dickerson St. off of Morris Ave. Michael Hantson also commented that the building couldn't be more than 360 or so feet wide, which is based on the tax map width of the properties, the building is actually a few feet wider which would require an exemption. All exemptions will require the approval of the Planning Board.

Representatives from Capodagli Property Group were present to give a presentation on the downtown redevelopment project. Mr. Kit Duggal thanked Michael and the Mayor for working together with Capodagli Property Group to make the project a possibility. Christiano Pereira from CPA Architecture spoke about the changes to the building's façade and features like the lighting, lobby décor and retail space. Mayor Dodd's concern is with the look of the building's wall and noted that the setbacks are not noticeable. He suggested installing bay windows to break up the wall so that it doesn't look so long. Mayor Dodd also noted that he's not happy with the round corners of the building. Mr. Pereria acknowledged both concerns. Jamie Giurintano, H2m Architects spoke about the details on the parking for this project. Mr. Hantson explained that the project will be consistent with the green line of the form based code.

MUNICIPAL CORRESPONDENCE:

1. Letter from Municipal Excess Liability Joint Insurance Fund re: New Jersey Safety Institute – Community Safety Leadership - MEL Annual Report

CONSENT AGENDA

1. Resolution Approving Raffle License - Schedule A
2. Resolution Approving Mayor and Board of Aldermen Meeting Minutes for March 24, 2015
3. Resolution Approving the Dover Flea Market, Inc. Agreement for 2015
4. Resolution Awarding Bid for Grace Street Water Main Extension to SITA Construction Co., Inc.
5. Resolution Awarding Bid for Adams Avenue Water Main Replacement to SITA Construction Co., Inc.

ORDINANCE FOR INTRODUCTION

1. Ord. No. 08-2015 – Amending and Supplementing Chapter 72, Salaries and Compensation

ORDINANCE FOR SECOND READING

1. Ord. No. 04-2015 – Amending and Supplementing the Code of Dover, Chapter 349, Entitled Taxicabs and Limousines – Ord. 03-2006 and Ord. 10-2006
2. Ord. No. 05-2015 – Amending and Supplementing “Parking” Handicapped Parking Spaces by Repealing Handicapped Parking Spaces at Various Locations
3. Ord. No. 06-2015 – Establishing Chapter 2-6€ of the Code of the Town of Dover Entitled “License Inspector”
4. Ord. No.07-2015 - To Exceed the Municipal Budget Appropriation Limits and To Establish a CAP Bank

AGENDA ITEMS:

RESOLUTIONS

1. Resolution Approving Bills List
2. Resolution Approving Special Permit for a Social Affair for Casa Puerto Rico to be held on 5/16/15
3. Resolution Approving Special Permit for a Social Affair for Casa Puerto Rico to be held on 5/23/15 and 5/24/15
4. Resolution Authorizing and Directing the Mayor to Execute a Redevelopment Agreement with Capodagli entities
5. Resolution Approving Capodagli entities, Transit Plaza Urban Renewal, Dover, LLC’s Redevelopment Concept Plan for Transit Village Project Under the Downtown Redevelopment Plan – Phase 1A
6. Resolution Authorizing the Planning Board to undertake a study to Investigate an Area in Need of Redevelopment
7. Resolution Approving Personnel Action

Alderwoman Noriega abstained from item #15-0015 on the bills list.

REGULAR MEETING MINUTES

April 28, 2015

The Regular Meeting of the Mayor and Board of Aldermen was held in council chambers, 37 N. Sussex Street, Dover, New Jersey.

The meeting was called to order by Mayor Dodd at 8:00 pm

ROLL CALL

Present: Alderman Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd

Also present were Municipal Clerk Margaret Verga, Administrator Donald Travisano and Attorney Downs

Clerk Verga stated adequate notice was given to the official newspaper.

Mayor Dodd opened the meeting to the public on any agenda items. Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public.

MAYOR'S REPORT: Mayor reported on the following:

- South Second Street Soccer Field Project – Drainage work is complete. Site/Field improvements are nearing completion and the field turf installation is slated within the next few weeks. The project is on target for a completion date of end of June.
- NJDOT Public Information Meeting – The New Jersey Department of Transportation will be hosting a public information meeting open to all residents and interested parties in these chambers on Wednesday, May 6, 2015 from 6 pm to 8 pm. Department representatives will be on hand to explain and answer questions pertaining to the Prospect Street Bridge Project. Maps and plans will be available for public viewing.
- S. Morris Street Projects – Work commenced this week on the signal pre-emption project and the grade crossing surface replacement project. The projects are expected to be completed by the end of May.
- 2014 Small Cities Grant – The 2014 Small Cities grant project is well underway and progress is being realized. This project is utilizing nearly \$500,000 of federal funds, which was awarded via a competitive grant. The project is taking place in the Baker, Fairview and Pequannock area and consists of road reconstruction, sewers, water main/lines, milling and paving. Completion date is scheduled for July.
- Special Improvement District – The town continues to progress towards the creation of a special improvement district in the Blackwell Street and downtown business district. The Improvement District provides a mechanism for the businesses and property owners of our downtown area to organize as a single entity, to raise funds for activities that enhance or expand upon municipal services, and through a District Management Corporation, to manage a more effective destination for commerce. This is a novel way to help our business district thrive as a destination and to make aesthetic improvements and general maintenance upgrades without cost to the Town. The Improvement District is the perfect complement to the improvements forthcoming through our various Redevelopment Projects.
- Town Newsletter – The bi-annual town newsletter has gone to the printer and will be in mailboxes next week.
- Everbridge Reverse 911 – Reminded residents to register for alert specific information on the town's webpage.
- Whoosh! – As a reminder, Dover now has "Whoosh!" available at all paid town parking lots. The benefits of "Whoosh!" include: an easy way to pay for parking; get text reminder when time is running out; extend time remotely and avoid parking fines; and get an electronic history of parking payments.
- Mayor's Annual Fishing Derby – is scheduled for May 16, 2015 at Hurd Park. Mayor Dodd commented that Fania Roofing donated 15 fishing poles.
- Movie Schedule – movies will be held at JFK starting at 7 pm (1) Friday May 29th Big Hero Six, (2) Friday June 26th The Boxtrolls, (3) July 31st E.T., (4) Friday August 28th The Lego Movie.

ATTORNEY REPORT: Attorney Downs publicly thanked Mr. Goldsmith for his assistance with negotiations.

CONSENT AGENDA

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING OF RAFFLE LICENSES**

WHEREAS, the below listed organizations have applied for a Raffle/Bingo License; and

WHEREAS, such licenses have been reviewed by the appropriate departments and found to meet with all of the requirements and conditions of the municipality;

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

The below listed raffles for the date set forth following their names are hereby approved:

Schedule A

F& AM #20 ACACIA LODGE

To be held July 25, 2015
(Casino Night)

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN
OF DOVER FOR APPROVAL OF MINUTES**

WHEREAS, In accordance with the provisions set forth in the Open Public Meeting Law, annual notice has been provided for all Mayor and Board of Aldermen meetings; and

WHEREAS, The Mayor and Board of Aldermen of the Town of Dover held their Public Meetings, and minutes of those meetings were transcribed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey for approval the minutes for the following meetings:

March 24, 2015 – Caucus & Regular Meeting

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER/
APPROVING THE DOVER FLEA MARKET, INC. AGREEMENT FOR 2015**

WHEREAS, the Town of Dover entered into a contract for the operation of a Flea Market with the Dover Marketplace, Inc. commencing May 1, 2015 through October 31, 2015; and

WHEREAS, the agreement calls for annual review and approval by the Mayor and Board of Aldermen; and

WHEREAS, the Mayor and Board of Aldermen have reviewed the renewal request and find it to be in the interest of the Town to continue the Flea Market but with the below set forth changes;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the renewal of the agreement with Dover Marketplace, Inc. is hereby approved with the following amendments:

1. The footprint shall be as follows: Crescent Field Parking Lot.
2. The fee will be \$800.00 per week due to the reduced footprint of the flea market.
3. The Dover Marketplace shall provide its own barriers.

Alderman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE
TOWN OF DOVER AWARDING BID FOR GRACE STREET WATER MAIN EXTENSION**

WHEREAS, the Town of Dover solicited bids for the Grace Street Water Main Extension Project; and

WHEREAS, bids were received on April 21, 2015; and

WHEREAS, the three lowest bids received were as follows:

- | | | |
|----|---|-------------------|
| A. | SITA Construction Co., Inc.
7 Yankee Maid Lane,
Goshen, NY 07013 | \$ 90,600.00 |
| B. | JTG Construction, Inc.
188 Jefferson Street, Suite 387
Newark, NJ 07105 | \$ 99,032.00 |
| C. | John Garcia Construction Co., Inc.
183 Friar Lane
Clifton, NJ 07013 | \$ 99,990.70; and |

WHEREAS, Maser Consulting P.A. recommends awarding the contract to SITA Construction Co., Inc., 7 Yankee Maid Lane, Goshen, NY in the amount of \$ 90,600.00; and

WHEREAS, the project will be funded from Water OE 5 05 55 500 923; and

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

1. The bid of in the amount of \$ 90,600.00 from SITA Construction Co., Inc. is hereby accepted; and
2. The Mayor and Clerk are hereby authorized to execute a contract with SITA Construction Co., Inc., 7 Yankee Maid Lane, Goshen, NY in the amount of \$ 90,600.00.

Alderman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE
TOWN OF DOVER AWARDING BID FOR ADAMS AVE. WATER MAIN REPLACEMENT**

WHEREAS, the Town of Dover solicited bids for the Adams Ave. Water Main Replacement Project; and

WHEREAS, bids were received on April 21, 2015; and

WHEREAS, the three lowest bids received were as follows:

- | | | |
|----|--|--------------|
| B. | SITA Construction Co., Inc.
7 Yankee Maid Lane,
Goshen, NY 07013 | \$ 63,475.00 |
|----|--|--------------|

- B. JTG Construction, Inc. \$ 73,314.00
 188 Jefferson Street, Suite 387
 Newark, NJ 07105
- C. John Garcia Construction Co., Inc. \$ 79,900.90; and
 183 Friar Lane
 Clifton, NJ 07013

WHEREAS, Maser Consulting P.A. recommends awarding the contract to SITA Construction Co., Inc., 7 Yankee Maid Lane, Goshen, NY in the amount of \$ 63,475.00; and

WHEREAS, the project will be funded from Capitol Accounts W 06 55 566 004; and

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

1. The bid of in the amount of \$ 63,475.00 from SITA Construction Co., Inc. is hereby accepted; and
2. The Mayor and Clerk are hereby authorized to execute a contract with SITA Construction Co., Inc., 7 Yankee Maid Lane, Goshen, NY in the amount of \$ 63,475.00.

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
 Nays: None Absent: None Abstained: None**

ORDINANCES

ORDINANCE NO. 08-2015
AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN
OF THE TOWN OF DOVER, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND
SUPPLEMENTING CHAPTER 72, SALARIES AND COMPENSATION

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

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

CHAPTER C.
SALARIES & COMPENSATION FOR CERTAIN EMPLOYEES

1. Effective January 1, 2015 as indicated below, salaries, compensation or fees are hereby established for the following named officers, employees or positions in the Town of Dover at the rate of or within the salary ranges listed.
- B. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.
- C. This ordinance shall take effect immediately upon final passage and publication.

Job Title White Collar Union

Principal Cashier/Typing	\$ 50,000	\$ 61,000
Registrar of Vital Stat.	\$ 45,000	\$ 58,000
Deputy Court Administrator	\$ 45,000	\$ 60,000
Deputy Court Administrator BL	\$ 45,000	\$ 65,000
Account Clerk	\$ 50,000	\$ 55,000
Sr. Account Clerk	\$ 45,000	\$ 55,000
Sr. Assessing Clerk/Typing	\$ 45,000	\$ 55,000
Principal Account Clerk	\$ 45,000	\$ 60,000
Asst. Municipal Treasurer	\$ 45,000	\$ 62,000
Sr. Clerk Typist	\$ 40,000	\$ 55,000

Sr. Clerk Transcriber	\$ 44,000	\$ 55,000
Sr. Police Record Clk/Typ	\$ 44,000	\$ 55,000
Tax Clerk Typing	\$ 40,000	\$ 55,000
Technical Assistant	\$ 44,000	\$ 55,000
Telephone Operator/Typ.	\$ 40,000	\$ 50,000
Cashier Typing	\$ 40,000	\$ 50,000
Clerk Typist	\$ 32,000	\$ 45,000
Violations Clerk	\$ 32,000	\$ 45,000
Sec.Plan Bd/Bd of Adj.	\$ 10,000	\$ 14,000
Sr. Account Clk Typ/PT	\$ 17.00	\$ 20.00
Library Asst/ Part time	\$ 14.00	\$ 19.00
Library Asst/Sr. Acct. Clerk Part Time	\$ 14.00	\$ 19.00
Clerk Typist - Part time	\$ 14.00	\$ 19.00
Job Title Non Union		
Police Chief	\$ 120,000	\$ 150,000
Town Clerk	\$ 65,000	\$ 120,000
Administrator	\$ 125,000	\$ 160,000
Fire Captain	\$ 88,000	\$ 92,630
Street Superintendent	\$ 85,000	\$ 115,000
Water Superintendent	\$ 85,000	\$ 115,000
Supervisor Street	\$ 55,000	\$ 75,000
Supervisor Water	\$ 55,000	\$ 75,000
Municipal Engineer	\$ 110,000	\$ 150,000
Recy Coor/Eng. Aide/Chief Code Enf. Off.	\$ 95,000	\$ 125,000
Code Enforcement Officer	\$ 42,000	\$ 52,000
License Inspector	\$ 55,000	\$ 85,000
Chief Financial Officer/Treasurer	\$ 75,000	\$ 120,000
Library Director	\$ 60,000	\$ 80,000
Municipal Court Admin.	\$ 70,000	\$ 95,000
Municipal Court Attendant PT	\$ 15.00/hr	\$ 35.00/hr
Tax Collector	\$ 50,000	\$ 75,000
Tax Assessor	\$ 25,000	\$ 55,000
Librarian	\$ 45,000	\$ 60,000
Supv. Library Asst.	\$ 35,000	\$ 50,000
Sanitation Inspector	\$ 20.00/hr	\$ 40.00/hr
Confidential Aide	\$ 20.00/hr	\$ 40.00/hr
Deputy Clerk	\$ 50,000	\$ 70,000
Secretary Board/Commission	\$ 40,000	\$ 70,000
Clerk Typist	\$ 35,000	\$ 50,000
Senior Clerk Typist	\$ 45,000	\$ 55,000
Director Emergency Management Coordinator	\$ 4,000	\$ 6,000

Deputy Emergency Management Coordinator	\$ 1,000	\$ 2,000
Construction Off/ Building SC Off/ Code Enf. Off	\$ 55,000	\$ 90,000
Code Enforcement Officer Trainee	\$ 36,000	\$ 50,000
Police Matron	\$ 16.00/hr	\$ 28.00/hr
School Crossing Guard PT	\$ 16.00	\$ 25.00
Special Police Officers PT	\$ 14.00	\$ 35.00
Housing Inspector PT	\$ 13.00	\$ 20.00
Electric Sub-code Official PT	\$ 25.00	\$ 45.00
Fire Sub-code Official	\$ 25.00	\$ 45.00
Building Sub-code Official	\$ 25.00	\$ 45.00
Mayor	\$ 7,500	\$ 14,000
Aldermen	\$ 6,000	\$ 11,000
Job Title Public Works Union		
Senior Mechanic	\$ 54,000	\$ 64,000
Senior Public Works Rep	\$ 54,000	\$ 64,000
Senior Water Rep	\$ 54,000	\$ 64,000
Mechanic	\$ 51,000	\$ 59,000
Equipment Operator	\$ 51,000	\$ 59,000
Truck Driver	\$ 47,000	\$ 51,000
Laborer	\$ 35,000	\$ 46,000
Bldg Maintenance Worker	\$ 35,000	\$ 46,000
Water Meter Reader/Rep	\$ 50,000	\$ 59,000
Public Works Repairer	\$ 44,000	\$ 52,000
Water Repairer	\$ 50,000	\$ 59,000
Sr. Pkg. Enforcement Officer FT	\$ 43,000	\$ 49,000
Parking. Enforcement Officer FT	\$ 32,000	\$ 42,000
Bldg. Maintenance Worker PT	\$ 15.00	\$ 22.00
Motor Vehicle Operator	\$ 15.00	\$ 22.00
Parking Enforcement Officer PT	\$ 15.00	\$ 22.00
Job Title FMBA Union		
Fire Fighter	\$ 36,000	\$ 97,000
Job Title PBA Union		
Police Officer	\$ 48,000	\$ 118,000
Job Title SOA Union		
Police Sergeant	\$ 120,000	\$ 137,000
Police Lieutenant	\$ 125,000	\$ 141,000
Police Captain	\$ 125,000	\$ 145,000

Alderman Visioli has moved the ordinance be adopted and duly seconded by Alderwoman Romaine and passed for first reading by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

ORDINANCE FOR SECOND READING/PUBLIC HEARING

ORDINANCE NO. 04 -2015

ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
AMENDING AND SUPPLEMENTING THE CODE OF DOVER, CHAPTER 349
ENTITLED TAXICABS AND LIMOUSINES Ord. 3-2006 and Ord. 10-2006

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

Chapter 349 of the Code of Dover is amended and supplemented as set forth below:

§ 349-6. Insurance and power of attorney requirements.

Upon applying for a regulated vehicle license, owners or operators shall furnish proof of an insurance policy covering each regulated vehicle in accordance with N.J.S.A. 48:16-1 et. seq., as amended and supplemented from time to time. However, minimum coverage requirements for each regulated vehicle are \$100,000 per occurrence. Operators must produce proof that the required insurance policy will be in effect and has been prepaid for the entire period the requested license will be effective (usually June 1 through May 31). Each owner shall also execute and deliver to the Town Clerk the required power of attorney in accordance with N.J.S.A. 48:16-5, as amended and supplemented from time to time.

All ordinances or parts of ordinances inconsistent with this within ordinance are hereby repealed to the extent of such inconsistency.

The Ordinance shall take effect in accordance with law.

Mayor Dodd has moved the ordinance be adopted and duly seconded by Alderman Visioli and passed for second reading by the following roll call vote.

Mayor Dodd opened the meeting for public hearing on Ordinance 04-2015. Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None

ORDINANCE NO. 05-2015

AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
AMENDING AND SUPPLEMENTING ARTICLE XXVII OF THE REVISED GENERAL CODE
OF THE TOWN OF DOVER ENTITLED "PARKING" HANDICAPPED PARKING "SPACES" BY
REPEALING HANDICAPPED PARKING SPACES AT VARIOUS LOCATIONS

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

SECTION 1. The following locations were designated as Handicapped parking spaces by Ordinances as listed below are hereby repealed:

53 W. Fairview Ave. – Ord. No. 33-1993	120 James St. – Ord. No. 22-1984
74 N. Sussex St. – Ord. No. 36-1995	83 N. Sussex St. – Ord. No. 13-2001
115 N. Sussex St. – Ord. No. 01-2010	21 Princeton Ave. – Ord. No. 44-1986
47 Grant St. – Ord. No. 26 – 2001	48 Grant St. – Ord. No. 18-2010
68 Second St. – Ord. No. 04-1978	106 W. Chrystal St. – Ord. No. 33-2005
6 Jordan Ter. Ord. No. 01-2013	52 -54 Penn Ave. Ord. No. 40-2003
14 Hinchman Ave. – Ord. No. 04-2003	10 Christopher St. – Ord. No. 02-2004
23 Berry St. – Ord. No. 19-2011	41 Belmont Ave. – Ord. No. 26-1991
17 Myrtle Ave. – Ord. No. 08-1995	5 William St. – Ord. No. 23-2008
188 S. Morris St. – Ord. No. 25-1978	41 Richards Ave. – Ord. 13-2008
31 W. Fairview Ave. Ord. No. 04-1998	

SECTION 2. This ordinance shall take effect in accordance with law.

Alderman MacDonald has moved the ordinance be adopted and duly seconded by Alderman Picciallo and passed for second reading by the following roll call vote.

Mayor Dodd opened the meeting for public hearing on Ordinance 05-2015. Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None

ORDINANCE NO. 06-2015
OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY ESTABLISHING CHAPTER 2-6C
OF THE CODE OF THE TOWN OF DOVER ENTITLED "LICENSE INSPECTOR."

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

SECTION 1. **2 -24. License Inspector.**

Within the office of the Town Clerk, there shall be a bureau of central licensing, which shall contain a license inspector. Under the direction, supervision and final authority of the Town Clerk, the bureau shall administer and enforce the licensing ordinances of the town with respect to the following matters and subjects:

- A. Newsstands;
- B. Canvassers and solicitors;
- C. Taxicabs and Limousines;
- D. Vendors and Peddlers;
- E. Auctioneers;
- F. Pawn Shops;
- G. Junkyards;
- H. Sound trucks;
- I. Dance halls, pool and billiard parlors, bowling alleys and coin-operated amusements;
- J. Such additional and other licenses as may be provided by ordinance or statute except as this Code otherwise provides;
- K. Films or Movie Shoots;
- L. Dog licenses shall be issued by the bureau of central licensing under the supervision of the chief license inspector, but the control of the dog warden and the assistants and enforcement of all ordinances pertaining to dogs shall remain the responsibility of the Health Department;
- M. Buses. The functions of the administration and enforcement of all ordinances in connection with buses are the responsibility of the bureau of central licensing under the supervision of the chief license inspector.
- N. Florists
- O. Garage Sales
- P. Towing/Tow Trucks
- Q. Private Open Air Parking Permits
- R. Secondhand Dealers
- S. Sidewalk Sales
- T. Solicitation of Contributions from Motorists in Roadways
- U. Donation Clothing Bins

V. Theaters

W. Travelling Shows and Kiddy Rides

X. Window Display Areas

SECTION 2.

All ordinances or parts of ordinances inconsistent with the provisions of this ordinance be and the same are hereby repealed.

SECTION 3.

If any portion or clause of this ordinance is declared invalid for any reason whatsoever, same shall not affect the validity or constitutionality of any other part or portion of this ordinance.

SECTION 4.

The Ordinance shall take effect in accordance with law.

Alderman Rutan has moved the ordinance be adopted and duly seconded by Alderman Picciallo and passed for second reading by the following roll call vote.

Mayor Dodd opened the meeting for public hearing on Ordinance 06-2015. Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd

Nays: None Absent: None Abstained: None

ORDINANCE NO. 07-2015

CALENDAR YEAR 2015 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40a:4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S.40A"4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 0.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Mayor and Board of Aldermen of the Town of Dover in the County of Morris finds it advisable and necessary to increase its CY 2015 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Mayor and Board of Aldermen hereby determines that a 2.0% increase in the budget for said year, amounting to \$324,901 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Mayor and Board of Aldermen hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Board of Aldermen of the Town of Dover, in the County of Morris, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2015 budget year, the final appropriations of the Town of Dover shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$568,576 and that the CY 2015 municipal budget for the Town of Dover be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED that a certified copy of this ordinance upon adoption, with the recorded vote included thereon; be filed with said Director within 5 days after such adoption.

Alderman Rutan has moved the ordinance be adopted and duly seconded by Alderman Picciallo and passed for second reading by the following roll call vote.

Mayor Dodd opened the meeting for public hearing on Ordinance 07-2015. Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None

RESOLUTIONS

BILLS LIST RESOLUTION

WHEREAS, the Mayor and Board of Aldermen 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 Board of Aldermen 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.

RESERVE ACCT claims in the amount of:	\$1,723.28
CURRENT ACCT claims in the amount of:	\$1,311,978.47
GENERAL CAPITAL ACCT claims in the amount of:	\$24,467.85
WATER UTILITY ACCT claims in the amount of:	\$21,149.36
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER CAPITAL ACCT claims in the amount of:	\$32,150.07
PARKING UTILITY ACCT claims in the amount of:	\$2,892.72
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$0.00
EVIDENCE TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$157.50
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:	\$11,725.00
COAH TRUST Acct claims in the amount of:	\$0.00
TOTAL CLAIMS TO BE PAID	\$1,406,244.25

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

CURRENT ACCT claims in the amount of:	\$314,105.15
WATER UTILITY ACCT claims in the amount of:	\$20,487.74
PARKING UTILITY ACCT claims in the amount of:	\$3,206.37
PAYROLL AGENCY ACCT claims in the amount of:	\$132,137.83
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$175.68
TOTAL CLAIMS PAID	\$470,112.77

TOTAL BILL LIST RESOLUTION ***\$1,876,357.02***

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald and Toth
Nays: None Absent: None Abstained: Mayor Dodd

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING ONE-DAY ABC LICENSES FOR CASA PUERTO RICO

WHEREAS, Casa Puerto Rico, Inc., filed an application for their **fourth** Special Permit for a Social Affair to be held at the 50 W. Blackwell Street; and

WHEREAS, Casa Puerto Rico, Inc., a non-profit organization is permitted to have twenty-five events per year; and

WHEREAS, the Police Chief will determine what special conditions if any are needed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the following applications for Alcoholic Beverage Social Affair Permit(s) be approved:

1. Casa Puerto Rico is approved for an event to be held on Saturday, May 16, 2015 (**#4**) from 8:00 pm through 2:00 am.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

Alderman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Rutan and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING ONE-DAY ABC LICENSES FOR CASA PUERTO RICO

WHEREAS, Casa Puerto Rico, Inc., filed an application for their **fifth and sixth** Special Permit for a Social Affair to be held at the 50 W. Blackwell Street; and

WHEREAS, Casa Puerto Rico, Inc., a non-profit organization is permitted to have twenty-five events per year; and

WHEREAS, the Police Chief will determine what special conditions if any are needed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the following applications for Alcoholic Beverage Social Affair Permit(s) be approved:

3. Casa Puerto Rico is approved for an event to be held on Saturday, May 23, 2015 (**#5**) and Sunday, May 24, 2015 (**#6**) from 12:00 pm through 2:00 am.
4. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

Alderman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Rutan and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
AUTHORIZING AND DIRECTING A REDEVELOPMENT AGREEMENT WITH MERIDIA, TRANSIT
PLAZA URBAN RENEWAL, DOVER, LLC, MERIDIA, CAMPUS CENTER URBAN RENEWAL, DOVER,
LLC AND MERIDIA, GATEWAY URBAN RENEWAL, DOVER, LLC EACH AFFILIATES OF CAPODAGLI
PROPERTY COMPANY, LLC AND DESIGNATING SUCH ENTITIES AS REDEVELOPER FOR TRANSIT
VILLAGE, CAMPUS CENTER AND GATEWAY PROJECTS, RESPECTIVELY, OF THE DOWNTOWN
REDEVELOPMENT PLAN AND FURTHER AUTHORIZING AND DIRECTING THE MAYOR TO
EXECUTE A SHARED PARKING AGREEMENT WITH MERIDIA, TRANSIT PLAZA URBAN RENEWAL,
DOVER, LLC, MERIDIA, CAMPUS CENTER URBAN RENEWAL, DOVER, LLC IN CONNECTION
THEREWITH.

WHEREAS, in April 2014, the Mayor and Board of Aldermen issued a Request for Proposals (the “**RFP**”) in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “**LRHL**”) for the redevelopment project(s) located on existing public parking lots in the downtown for mixed-use Transit Oriented Development; and

WHEREAS, on or about May 16, 2014, the Mayor and Board of Aldermen received responses to the RFP, including a proposal from the Capodagli Property Company, LLC (“**Capodagli**”); and

WHEREAS, the Mayor and Board of Aldermen determined that the proposal submitted by Capodagli most closely reflected the goals and objectives of the Town with respect to this portion of the downtown area and would most likely result in a project that was beneficial to the community; and

WHEREAS, on October 28, 2014, the Mayor and Board of Aldermen adopted Resolution #245-2014, designating the following properties as a “non-condemnation” redevelopment area, pursuant to the LRHL: Block 1216, Lot 3; Block 1217, Lots 9 & 20; Block 1208, Lot 7; and Block 1902, Lots 22, 23 & 24, as identified on the Official Tax Map of the Town of Dover (the “**Study Area**”); and

WHEREAS, on December 16, 2014, the Mayor and Board of Aldermen enacted Ordinance #26-2014, adopting the *Scattered Site Redevelopment Plan*, dated November 4, 2014 (the “**Redevelopment Plan**”); and

WHEREAS, the Mayor and Board of Aldermen serve as an instrumentality and agency of the Town pursuant to the LRHL for the purpose of implementing the Redevelopment Plan and carrying out redevelopment projects within the Town; and

WHEREAS, N.J.S.A. 40A:12A-8 authorizes the Town to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in an area in need of redevelopment; and

WHEREAS, Capodagli has submitted a proposed project for the phased development of a portion of the Study Area comprised of the following properties: Block 1216, Lot 3; Block 1217 and Lots 9 & 20 (the “**Phase 1A Property**”); Block 1208, Lot 7 (the “**Phase 1B Property**”) and Block 1902, Lots 22, 23 & 24 (the “**Phase 2 Property**”) (the Phase 1A, Phase 1B and Phase 2 Properties referred to collectively herein as the “**Property**”), and has demonstrated its credentials and its ability to perform as the Redeveloper of the Property; and

WHEREAS, Capodagli has been working with the Town professionals, engineer and legal counsel, who have reviewed and commented upon the plans and designs for the Projects and have been negotiating the material terms for a redevelopment of the Property; and

WHEREAS, Capodagli has formed single purpose urban renewal entities to implement each Project and has demonstrated to the Town its credentials, experience and financial capability to design and construct the Project; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, it is the desire of the Mayor and Board of Aldermen to enter into a Redevelopment Agreement, attached hereto as **Exhibit A**, and Shared Parking Agreement, attached hereto as **Exhibit B**, to further define and memorialize the respective obligations of the parties with regard to proceeding with the redevelopment of the Property in the manner prescribed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover that:

1. Meridia, Transit Plaza Urban Renewal, Dover, LLC, Meridia, Campus Center Urban Renewal, Dover, LLC and Meridia, Gateway Urban Renewal, Dover, LLC, each affiliates of Capodagli Property Company, LLC, are each hereby designated a redeveloper for the Phase 1A Property, Phase 1B Property and Phase 2 Property, respectively;
2. The Mayor of the Town of Dover be and hereby is authorized and directed to execute the Redevelopment Agreement with the above entities, in the form annexed hereto as Exhibit A and made a part hereof, subject to minor, non-substantive revisions which may be made and agreed to by and between Capodagli and the Mayor or the Town Administrator;
3. The Mayor of the Town of Dover be and hereby is authorized and directed to execute the Shared Parking Agreement with Meridia, Transit Plaza Urban Renewal, Dover, LLC and Meridia, Campus Center Urban Renewal, Dover, LLC, in the form annexed hereto as Exhibit B and made a part hereof, subject to minor, non-substantive revisions which may be made and agreed to by and between Capodagli and the Mayor or the Town Administrator.

Alderman Visioli has moved the foregoing resolution be adopted and duly seconded by Alderwoman Romaine and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING MERIDIA, TRANSIT PLAZA URBAN RENEWAL, DOVER, LLC'S
REDEVELOPMENT CONCEPT PLAN FOR A TRANSIT VILLAGE PROJECT UNDER
THE DOWNTOWN REDEVELOPMENT PLAN

WHEREAS, in April 2014, the Mayor and Board of Aldermen issued a Request for Proposals (the “**RFP**”) in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “**LRHL**”) for the redevelopment project(s) located on existing public parking lots in the downtown for mixed-use Transit Oriented Development; and

WHEREAS, on or about May 16, 2014, the Mayor and Board of Aldermen received responses to the RFP, including a proposal from the Capodagli Property Company, LLC (“**Capodagli**”); and

WHEREAS, the Mayor and Board of Aldermen determined that the proposal submitted by Capodagli most closely reflected the goals and objectives of the Town with respect to this portion of the downtown area and would most likely result in a project that was beneficial to the community; and

WHEREAS, on October 28, 2014, the Mayor and Board of Aldermen adopted Resolution #245-2014, designating the following properties as a “non-condemnation” redevelopment area, pursuant to the LRHL: Block 1216, Lot 3; Block 1217, Lots 9 & 20; Block 1208, Lot 7; and Block 1902, Lots 22, 23 & 24, as identified on the Official Tax Map of the Town of Dover (the “**Study Area**”); and

WHEREAS, on December 16, 2014, the Mayor and Board of Aldermen enacted Ordinance #26-2014, adopting the *Scattered Site Redevelopment Plan*, dated November 4, 2014 (the “**Redevelopment Plan**”); and

WHEREAS, the Mayor and Board of Aldermen serve as an instrumentality and agency of the Town pursuant to the LRHL for the purpose of implementing the Redevelopment Plan and carrying out redevelopment projects within the Town; and

WHEREAS, N.J.S.A. 40A:12A-8 authorizes the Town to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in an area in need of redevelopment; and

WHEREAS, Capodagli has submitted a proposed project for the phased development of a portion of the Study Area comprised of the following properties: Block 1216, Lot 3; Block 1217 and Lots 9 & 20 (the “**Phase 1A Property**”); Block 1208, Lot 7 (the “**Phase 1B Property**”) and Block 1902, Lots 22, 23 & 24 (the “**Phase 2 Property**”) (the Phase 1A, Phase 1B and Phase 2 Properties referred to collectively herein as the “**Property**”), and has demonstrated its credentials and its ability to perform as the Redeveloper of the Property; and

WHEREAS, Capodagli has formed single purpose urban renewal entities to implement each Project and has demonstrated to the Town its credentials, experience and financial capability to design and construct the Project; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the Mayor and Board of Aldermen designated Meridia, Transit Plaza Urban Renewal, Dover, LLC, Meridia, Campus Center Urban Renewal, Dover, LLC and Meridia, Gateway Urban Renewal, Dover, LLC, each affiliates of Capodagli Property Company, LLC, as redeveloper for the Property and authorized the execution of a Redevelopment Agreement for the Property; and

WHEREAS, Meridia, Transit Plaza Urban Renewal, Dover, LLC has been working with the Town administration, planner, engineer and legal counsel, who have reviewed and commented upon the plans and designs for the Phase 1A Property, as set forth more specifically in a submittal package on file in the Town of Dover Engineering Department (the “Submittal Package”) and have recommended acceptance and approval of certain deviations and variations from the Redevelopment Plan; and

WHEREAS, Meridia, Transit Plaza Urban Renewal, Dover, LLC presented to the Mayor and the Board of Aldermen its concept plans for the redevelopment of the Phase 1A Property, as set forth in the Submittal Package; and

WHEREAS, the Mayor and Board of Aldermen find the redevelopment concept plan for the Phase 1A Property set forth in the Submittal Package to be consistent with the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover that:

1. The Mayor and Board of Aldermen hereby approve the concept plan for the redevelopment of the Phase 1A Property, as set forth in Exhibit A attached hereto and incorporated herein.

2. Meridia, Transit Plaza Urban Renewal, Dover, LLC is hereby authorized to submit a site plan application to the Town of Dover Planning Board for the Phase 1A Property, consistent with the concept plans contained in Exhibit A hereto.

Mayor Dodd has moved the foregoing resolution be adopted and duly seconded by Alderman Visioli and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd

Nays: None Absent: None Abstained: None

**RESOLUTION OF THE MAYOR & BOARD OF ALDERMEN OF THE TOWN OF DOVER
AUTHORIZING THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTIES
COMMONLY KNOWN AS BLOCK 1902, LOTS 25, 26, 27 & 28 AND BLOCK 1902, LOTS 20 & 21
ON THE TAX MAP OF THE TOWN OF DOVER, SHOULD BE DESIGNATED AS AN AREA
IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT
AND HOUSING LAW, N.J.S.A. 40A:12A-1, et seq.**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute an area in need of redevelopment, under the Redevelopment Law the Mayor & Board of Aldermen of the Town of Dover (the “**Governing Body**”) must authorize the Planning Board to conduct a preliminary investigation of the area and make recommendations to the Governing Body; and

WHEREAS, the Governing Body hereby requests that an investigation occur with respect to the property commonly known as:

Block 1902, Lots 25, 26, 27 & 28

Block 1902, Lots 20 & 21

on the Tax Maps of the Town of Dover (the “**Study Area**”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment; and

WHEREAS, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment, and upon adoption of a Redevelopment Plan the Governing Body further authorizes the Town to use all of those powers provided under the Redevelopment Law for use in a redevelopment area, excluding the power of eminent domain (a “**Non-Condemnation Redevelopment Area**” as defined in the Redevelopment Law) pursuant to *N.J.S.A. 40A:12A-6.a*; and

WHEREAS, the Governing Body has determined that it is in the best interests of the Town to direct the Planning Board to undertake a preliminary investigation of the Study Area pursuant to the procedures of the Redevelopment Law and provide its recommendations to the Governing Body;

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Town of Dover, New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *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* to be designated as an area in need of redevelopment, which designation would permit the Town to utilize all of the redevelopment powers, excluding eminent domain (as defined in the Redevelopment Law, a Non-Condemnation Redevelopment Area).

Section 3. As part of its investigation, the Planning Board shall prepare maps showing the boundaries of the Study Areas and the location of the parcels contained therein and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundary of the Study Area, the date of the hearing and the municipal option not to exercise the power of eminent domain (Non-Condemnation Redevelopment Area), to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination would not authorize the Town

to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condensation Redevelopment Area.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that a Study Area is a redevelopment area. All objections to a determination that a Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Study Areas, and conducting a public hearing at which all objections to the designations are received and considered, the Planning Board shall make recommendations to the Governing Body as to whether the Governing Body should designate the Study Area as an area in need of redevelopment excluding eminent domain (as defined in the Redevelopment Law, a Non-Condensation Redevelopment Area), pursuant to the Redevelopment Law.

Section 7. This resolution shall be effective in accordance with applicable law.

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING PERSONNEL ACTION

BE IT RESOLVED that the Mayor and Board of Aldermen of the Town of Dover upon the recommendation of the Business Administrator do hereby approve the following personnel actions subject to NJ Department of Personnel provisions:

Robert Kinsey, Water Superintendent	\$ 105,000.00	5/11/2015
James Kerrigan, Code Enf. Off. Trainee	\$ 38,000.00	5/11/2015

Alderman Visioli has moved the foregoing resolution be adopted and duly seconded by Alderman Rutan and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

PUBLIC COMMENTS

Maria Tambini – 10 E. Blackwell Street, Dover – She wanted to know where the residents, who currently hold an overnight permit, would park during the overnight hours since the new redevelopment would not allow for this type of parking. Mayor Dodd noted that residents would have to park in Lot C or any other lot that allows for overnight parking.

Patrick Fahy – E. Chrystal Street, Dover - He wanted to know if the Chamber of Commerce was notified of the Special Improvement District (SID) program. Mayor Dodd noted that a consultant was hired and has started compiling a stakeholder list which will include the Chamber of Commerce.

**Motion to adjourn made by Alderman Rutan at 8:22 pm,
and duly seconded by Mayor Dodd passed by the following voice vote.**

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, Rutan, Noriega, MacDonald, Toth and Mayor Dodd
Nays: None Absent: None Abstained: None**

Respectfully submitted,

Margaret J. Verga, Municipal Clerk