



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## REGULAR MEETING AGENDA Town of Dover Town Hall November 12, 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:

<b>Name</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
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**  
NONE

**F) REPORT OF COMMITTEES**

**G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE**  
a. Presentation of Shade Tree 50<sup>th</sup> Anniversary Proclamation

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

**I) ORDINANCES FOR FIRST READING**

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

- a. Ordinance 22-2024 An Ordinance of the Mayor and Town Council Repealing a Handicapped Parking Space at 8 North Morris Street
- b. Ordinance 23-2024 An Ordinance of the Mayor and Town Council Providing a Handicapped Parking Space at 7 West Cooper Street

**K) APPROVAL OF BILLS**

- a. Resolution 279-2024 Approval of Bills List

**L) APPROVAL OF RESOLUTIONS**

**1) CONSENT AGENDA RESOLUTIONS**

- a. Resolution 280-2024 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 281-2024 Approving Taxicab Driver Licenses
- c. Resolution 282-2024 Authorizing a Purchase of Turnout Gear for the Dover Fire Department through NJ State Contract
- d. Resolution 283-2024 Authorizing the Appointment of a Crossing Guard

**2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION**

- a. Resolution 284-2024 Approving Corrective Action Plan for the 2023 Audit
- b. Resolution 285-2024 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

**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**

**Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION**

**R) ADJOURNMENT**



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 22-2024**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS REMOVING HANDICAPPED PARKING SPACE AT 8 NORTH MORRIS 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.** The following location was designated as a Handicap Parking Space by Ordinance are hereby repealed:

8 North Morris Street—Ordinance No. 28-2023

**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 in accordance with law.

Attest:

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

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

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

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



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

ORDINANCE NO. 23-2024

**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 7 WEST COOPER 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 7 West Cooper Street:

Said handicap parking space shall be located along the northerly curb line of W. Cooper Street beginning at a point located 225' west of the northwesterly curb line intersection of Christopher Street and W. Cooper Street thence, continuing in a westerly 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 MAYOR & TOWN COUNCIL

## RESOLUTION NO. 279-2024

### 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:	\$1,760,263.29
GENERAL CAPITAL ACCT claims in the amount of:	\$23,283.61
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$72,549.37
WATER CAPITAL ACCT claims in the amount of:	\$10,492.75
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$1,148.88
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
TRUST/OTHER ACCT claims in the amount of:	\$1,885.00
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>\$1,869,622.90</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:	\$0.00
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:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$766.47
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY CAPITAL claims in the amount of:	\$0.00
<b>TOTAL CLAIMS PAID</b>	<b>\$766.47</b>

**TOTAL BILL LIST RESOLUTION** **\$1,870,389.37**

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

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

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

ADOPTED 11/12/2024



# TOWN OF DOVER MAYOR & TOWN COUNCIL

RESOLUTION NO. 280-2024

## 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.

### DOVER TAXI AND LIMO SERVICE LLC

2012 TOYOTA CAMRY	OT529J	4T4BF1FK22R161342	New	TAXI #36
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ATTEST:

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

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

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



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

RESOLUTION NO. 281-2024

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

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

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

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

**DOVER TAXI**

Jose Adrian Hernandez Tobon - New  
Jose A. Zurriaga Yuste - New

ATTEST:

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

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

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





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 282-2024**

**RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THROUGH NJ STATE CONTRACT, A PURCHASE OF TURNOUT GEAR FOR THE DOVER FIRE DEPARTMENT FROM SKYLANDS AREA FIRE EQUIPMENT**

**WHEREAS** the Town of Dover may, by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services as per N.J.S.A. 40A:11-11, under the New Jersey State Contract #17-FLEET-00810 and

**WHEREAS** the Dover Fire Department needs on a timely basis to purchase goods and services utilizing the New Jersey State Contract, #17-FLEET-00810, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et. Seq.; and

**WHEREAS** the Town intends to enter into a contract for procurement of 10 sets of Morning Pride Turnout gear and other essential fire protection equipment from Skylands Area Fire Equipment, an authorized vendor under NJ State Contract #17-FLEET-00810, and

**WHEREAS**, the Chief Financial Officer has certified that funds in the amount not to exceed \$55,661.00 are available in the Municipal Budget and

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

1. That the Dover Fire Department hereby is authorized to procure ten sets of Morning Pride Turnout gear and other essential fire protection equipment from Skylands Area Fire Equipment under NJ State Contract #17-FLEET-00810,
2. That the Chief Financial Officer has certified the amount not to exceed \$55,661.00
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Chief Financial Officer
  - B. Purchasing Agent
  - C. Superintendent of Public Works
  - D. Skylands Area Fire Equipment & Training, LLC  
23 Hamburg Turnpike, Unit A, Riverdale, NJ 07960

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 283-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, APPOINTING A CROSSING GUARD FOR THE TOWN OF DOVER**

**BE IT RESOLVED** by the Mayor and Town Council, Town of Dover, County of Morris, State of New Jersey that the following be and hereby appointed Crossing Guard for the Town of Dover for a term of one (1) year commencing January 1, 2024.

**NOW THEREFORE, BE IT FURTHER RESOLVED** that a copy of this Resolution be given to the Office of the Clerk.

**ALTERNATE SCHOOL CROSSING GUARD**

Sonia Montero

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

RESOLUTION NO. 284-2024

### **RESOLUTION FOR CORRECTIVE ACTION PLAN FOR 2023 AUDIT REPORT OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY**

**WHEREAS**, Local Finance Notice #92-15 issued July 8, 1992, requires that all municipalities prepare and submit a Corrective Action Plan as part of their annual audit process and in accordance with OMB Circulars and #92-15, and

**WHEREAS**, the resolution is submitted to the Division of Local Government Services, Department of Community Affairs and placed on file with the clerk sixty (60) days from the date the audit is received by the governing body, and

**WHEREAS**, the audit report was received on October 23, 2024; and

**WHEREAS**, this corrective action plan resolution has been prepared by the Chief Financial Officer and approved by the governing body of the municipality; and

**WHEREAS**, Lorraine England, the Chief Financial Officer, has prepared and provided the Mayor and Town Council a corrective action plan for findings in the 2023 Audit Report of the Town of Dover, Morris County, New Jersey, and

**WHEREAS**, the Mayor and Town Council of the Town of Dover, Morris County, New Jersey have reviewed the findings and the corrective actions of this plan.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, in the County of Morris, State of New Jersey approve the corrective action plan and that the Chief Financial Officer of the Town of Dover, Morris County, New Jersey is hereby directed to carry out the Corrective Action Plan for the 2023 Audit Report and the CFO shall forward a copy of this resolution to the Department of Community Affairs via the FAST Portal.

ATTEST:

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

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

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 285-2024**

#### **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 510, Lot 6; Block 510, Lot 6 (Unit B01); Block 1213, Lots 2 and 4; Block 1219, Lots 4, 5 and 6; Block 1803, Lot 11; and Block 1804, Lot 13, and as shown on **Exhibit 1** attached hereto (collectively, the “Property”), to determine whether such Property, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the Property is generally located along and on the north and south sides of a portion of the Norfolk Southern (Morris & Essex) railroad right-of-way, and along and on portions of Orchard Street and South Morris Street; 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 510, Lot 6; Block 510, Lot 6 (Unit B01); Block 1213, Lots 2 and 4; Block 1219, Lots 4, 5 and 6; Block 1803, Lot 11; and Block 1804, Lot 13, 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 510, Lot 6; Block 510, Lot 6 (Unit B01); Block 1213, Lots 2 and 4; Block 1219, Lots 4, 5 and 6; Block 1803, Lot 11; and Block 1804, Lot 13; 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

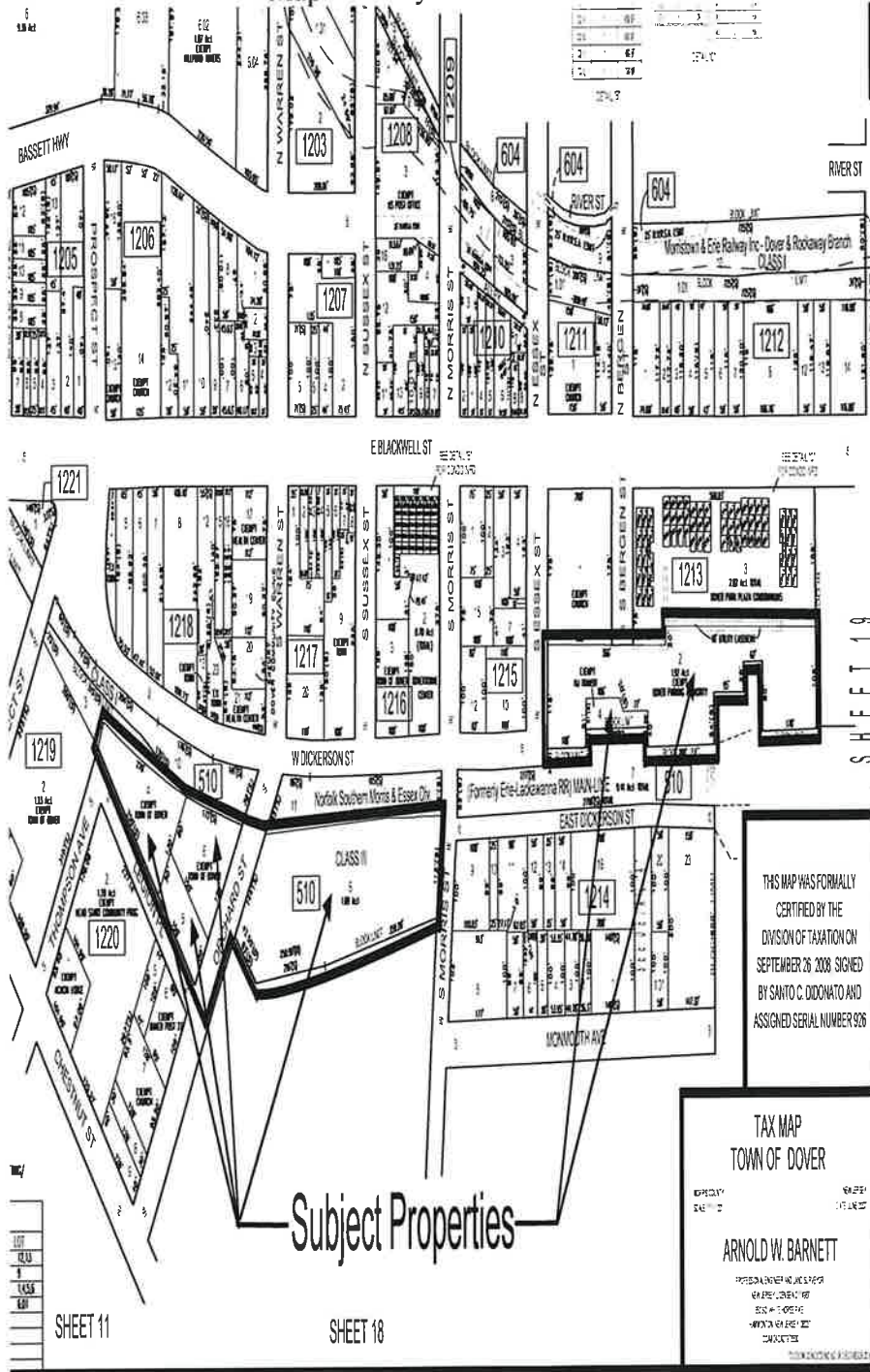
**ADOPTED:** \_\_\_\_\_





# TOWN OF DOVER MAYOR & TOWN COUNCIL

**Exhibit 1**  
**Map of Study Area**



**Block 510, Lot 6; Block 510, Lot 6 (Unit B01); Block 1213, Lots 2 and 4;  
and Block 1219, Lots 4, 5 and 6**

(1 of 2)





**Subject Properties**

SHEET 12

SHEET 12

SHEET 19

BLK	LOT	ACRES	OWNER
1801	1		
1801	2		
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**Block 1803, Lot 11; and Block 1804, Lot 13**