

NOTICE IS HEREBY GIVEN that Antonio Poccia Jr. has filed an application with the Town of Dover Zoning Board of Adjustment for the premises known as 86 Millbrook Avenue, also known as Block 1708, Lot 1, on the Tax Map of the Town of Dover, for steep slope and lot coverage variances in order to construct a single-family dwelling located on a site located on the easterly side of Millbrook Avenue near its intersection with Boyd Lane, which straddles the Township of Randolph and the Town of Dover. The site approximates 216.5 feet in width along Millbrook Avenue by approximately 186 in depth. The portion of the site which lies in Randolph Township is known as Block 133, Lot 1. The portion which lies in Town of Dover is known as Block 1708, Lot 1. The proposed dwelling would be located entirely on the Dover side of the property, and would conform with all height and setback requirements of the Dover Zoning Ordinance. Access to the dwelling will be provided by a driveway leading from Millbrook Avenue. A small portion of the driveway would be located on the Randolph side of the property.

Construction of the driveway will require a steep slope variance from the Town of Dover due to the fact that the site slopes significantly downward from its westerly side along Millbrook Avenue. As set forth in the site plan filed with the Town of Dover, the slope variance needed for the Dover lot is as follows:

SLOPE	TOTAL AREA	MAXIMUM DISTURBANCE	AREA DISTURBED
>25%	2631	0	263 sq. ft.

In addition, a variance is needed for excess lot coverage. Specifically, the maximum lot coverage permitted under the Dover ordinance is 4,300 sq. ft., whereas the proposed lot coverage is 4,595 sq. ft.

A hearing on this application has been scheduled by the Board for October 1, 2026, at 7:00 p.m., in the Dover Municipal Building, 37 North Sussex Street, Dover, NJ, at which time you or any interested party, as defined in N.J.S.A. 40:55D-4, may appear and be heard either in person or by agent or attorney. Copies of the documents submitted with the application are on file at the above-stated Municipal Building for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Antonio Poccia Jr.
Applicant's Name

9/17/26 (\$49.92)