

# TOWN OF DOVER

## ZONING BOARD OF ADJUSTMENT

- ☐ John R. Frister
- ☐ Paul Schmolkie
- ☐ Richard Fox
- ☐ Larry Davis
- ☐ Gilbert Roman
- ☐ Antonio Acosta
- ☐ Austin Nieves

### TOWN OF DOVER

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37 North Sussex Street  
Dover, New Jersey 07801

Office Location  
100 Princeton Avenue  
Dover, New Jersey 07801  
Telephone: 973-366-2200 (Ext. 2141)  
Email: [boardsecretary@dover.nj.us](mailto:boardsecretary@dover.nj.us)

- ☐ TC McCourt (Alternate I)
- ☐ Vacant (Alternate II)
- ☐ Glenn C. Kienz – Board Attorney
- ☐ Stephen Hoyt – Board Engineer
- ☐ John McDonough – Board Planner
- ☐ Paula Mendelsohn – Board Secretary

## Agenda for the Zoning Board of Adjustment Meeting

### Thursday, April 3, 2025

### REGULAR MEETING

1. **Call to Order** – Reading of the New Jersey Open Public Meetings Notice.
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes** – None
5. **Resolutions**
  - a. **BOA2025-04** –Appointing Glenn C. Kienz as the Zoning Board Attorney.
  - b. **BOA2025-05** – Appointing Paula Mendelsohn as Zoning Board Secretary.
6. **Applications**
  - **Z25-01- 29 Perry Street** The subject property identified as Block 2022 Lot 1 currently contains two (2) buildings; a non-conforming single-family dwelling, which the Applicant intends to retain, and a commercial building, which the Applicant proposes to convert into a live-work unit designed to accommodate a small-scale business. The first floor of the commercial building will be used for commercial purposes while the second floor will be used for residential purposes. It does not appear that any external site improvements are proposed as part of this application. The subject property is located within the C-2 General Commercial District.
7. **Open to the Public**
8. **Old Business**
9. **New Business**
10. **Adjournment**

*Next meeting is May 1, 2025 @ 7:00PM*

# **TOWN OF DOVER**

## **BOARD of ADJUSTMENT**

COUNTY OF MORRIS

### **RESOLUTION BOA2025-04**

#### **ATTORNEY FOR BOARD OF ADJUSTMENT OF THE TOWN OF DOVER**

WHEREAS, there exists a need for Legal Services for the **BOARD OF ADJUSTMENT OF THE TOWN OF DOVER**,

And WHEREAS, funds are available for this purpose; and

WHEREAS, the Local Public Contracts law (N.J.S. 40 A:11-1 et seq.) requires the Resolution authorizing the award of contracts for Professional Services without competitive bids must be publicly advertised.

**NOW, THEREFORE BE IT RESOLVED** by the **Board of Adjustment** of the Town of Dover as follows:

- 1.) That Glenn C. Kienz Esq. be appointed **Attorney for the Board of Adjustment of the Town of Dover** without competitive bidding as “Professional Services” under the provisions of the Local Public contracts law because Attorneys are a recognized profession licensed and regulated by Law.
- 2.) The Town Attorney is directed to prepare an agreement for said Professional services and the Chairman of the Board of Adjustment the Town of Dover and the Town Clerk are hereby authorized to execute the Agreement on behalf of the Board of Adjustment of the Town of Dover.
- 3.) This appointment shall end as of December 31, 2025
- 4.) A copy of this resolution shall be published in the official newspaper as required by law.

**Adopted — April 3, 2025**

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**Paula Mendelsohn**  
Secretary  
Board of Adjustment

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**J. Ron Frister**  
Chairman / Board of Adjustment

**TOWN OF DOVER**  
**BOARD of ADJUSTMENT**  
COUNTY OF MORRIS

**RESOLUTION 2025-05**

**SECRETARY FOR BOARD OF ADJUSTMENT**  
**OF THE TOWN OF DOVER**

WHEREAS, there exists a need for a Secretary for the **BOARD OF ADJUSTMENT OF THE TOWN OF DOVER**, and

WHEREAS, the Town of Dover employs a **Clerk/Secretary**,

**NOW, THEREFORE BE IT RESOLVED** by the **Board of Adjustment** of the Town of Dover as follows:

- 1.) That **Paula M. Mendelsohn** be appointed **Secretary for the Board of Adjustment** of the Town of Dover.
- 2.) This appointment shall end as of December 31, 2025.
- 3.) A copy of this resolution shall be published in the official newspaper as required by law.

**Adopted—April 3, 2025**

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**Paula M. Mendelsohn**  
**Secretary**  
**Board of Adjustment**

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**J. Ron Frister**  
**Chairman/ Board of Adjustment**