

TOWN OF DOVER ZONING BOARD OF ADJUSTMENT

- Richard Fox
- Larry Davis
- Gilbert Roman
- Antonio Acosta
- Austin Nieves
- Craig Adams
- Vacant

COUNTY OF MORRIS
Mailing address
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801

Office Location
100 Princeton Ave
Water Works Park
Telephone: 973-366-2200 (Ext. 2141)
Email: boardsecretary@dover.nj.us

- James Quiles
- Vacant (Alternate II)
- Glen 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 2, 2026 REGULAR MEETING

1. Call to Order – Reading of the New Jersey Open Public Meetings Notice.

“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 2026 meeting schedule was sent to the Daily Record and Star Ledger on January 22, 2026, and published in the Daily Record and the Star Ledger on January 28, 2026. The annual meeting list was also posted on the municipal bulletin board in Town Hall, on the Town of Dover website, and submitted to the Town Clerk. As a reminder, there is no smoking in this building; there are two exits in case of emergency, and this meeting is not streaming on Facebook Live. However, the audio will be posted in a timely manner to the Town website.”

2. Roll Call

Name	Present	Absent	Excused
Commissioner James Quiles			
Commissioner Craig Adams			
Commissioner Richard Fox			
Commissioner Larry Davis			
Commissioner Gilbert Roman			
Vice Chairman Austin Nieves			
Chairman Antonio Acosta			

3. Pledge of Allegiance

4. Approval of Minutes – Reorganization and Regular Meeting Minutes January 08, 2026

5. Resolutions - None

6. Applications –

Z26-01_86 Millbrook Avenue The subject property identified as Block 1708 Lot 1 within the Town of Dover and Block 133, Lot 1 within the Township of Randolph currently consists of wooded, vacant land within the R-2 Single-Family District. The Applicant proposes to redevelop the site into one (1) single family dwelling consisting of a 1,375 SF footprint with an associated 12' wide paved access driveway and retaining walls. Site improvements consist of grading, drainage and landscaping. This application was previously filed before the Dover Planning Board for site plan approval and a steep slope variance. The Planning Board determined that site plan approval is not required for developing the property as a single-family residence, so the application was withdrawn and is being refiled before the Dover Zoning Board of Adjustment for the steep slope variance.

- 7. Open to the Public**
- 8. Old Business - None**
- 9. New Business - None**
- 10. Adjournment**

Next meeting is May 07, 2026 @ 7:00PM

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REORGANIZATION MEETING OF ZONING BOARD OF ADJUSTMENT MINUTES January 08, 2026

CALL TO ORDER:

Board Attorney Glen C. Kienz called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE:

Was recited by all present.

ROLL CALL

PRESENT: Commissioners Nieves, Acosta, Davis, Fox, Adams, and Scarneo.

ALSO PRESENT: Glen C. Kienz, Planning Board Attorney, Stephen Hoyt, Board Engineer, and Paula Mendelsohn, Board Secretary and Jasmine DiGenova, Planning Board Clerk.

EXCUSED: Commissioners Quiles and Roman.

MINUTES: A motion to approve the minutes of the October 2, 2025, meeting was made by Commissioner Acosta and seconded by Commissioner Davis. The motion was approved by all members eligible to vote. APPROVED 5-0.

ELECTION OF OFFICERS:

CHAIRMAN:

- Motion made to nominate Antonio Acosta, as Chairman, made by Commissioner Scarneo and seconded by Commissioner Fox. **Approved 6-0.**

VICE CHAIRMAN:

Dover Board of Adjustment Regular Meeting Minutes 1/08/2026

- Motion made to nominate Austin Nieves, as Vice Chairman, made by Chairman Antonio and seconded by Commissioner Davis, **Approved 6-0.**

PROFFESIONAL APPOINTMENTS AND RESOLUTIONS:

BOARD ATTORNEY

- Motion made to appoint Glenn C. Kienz as Board Attorney and approve the accompanying Resolution BOA 2026-01 made by Commissioner Scarneo and seconded by Commissioner Davis. **Approved 6-0.**

BOARD ENGINEER:

- Motion made to appoint Stephen Hoyt as Board Engineer and approve the accompanying Resolution BOA 2026-02 by Chairman Acosta and seconded by Commissioner Davis. **Approved 6-0.**

BOARD SECRETARY:

- Motion made to appoint Paula Mendelsohn as Board Secretary and approve the accompanying Resolution BOA 2026-03 by Chairman Acosta and seconded by Vice Chairman Nieves. **Approved 6-0.**

ADOPTION OF THE RULES OF THE TOWN OF DOVER:

- Motion made to adopt the Rules of the Town of Dover for the Zoning Board made by Commissioner Scarneo and seconded by Commissioner Davis. **Approved, 6-0.**

REGULAR MEETING SCHEDULE:

- Meetings will be held the first Thursday of every month, with the exception for the month of July for 2026.
- Motion to accept the calendar made by Chairman Acosta and seconded by Commissioner Davis. **Approved, 6-0.**

DESIGNATION OF OFFICIAL NEWSPAPERS

- Motion to designate the Daily Record, Star-Ledger, and Citizen of Morris County as official newspapers for the Town of Dover made by Vice Chairman Austin Nieves. Seconded by Commissioner Davis. **Approved, 6-0.**

PUBLIC COMMENT: None

NEW BUSINESS: None

OLD BUSINESS: None

Meeting adjourned at 7:09 PM

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Respectfully submitted,

Paula Mendelsohn
Board of Adjustment Secretary

Dated: _____

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REGULAR MEETING MINUTES

January 8, 2025

CALL TO ORDER:

Chairman Acosta called the meeting to order at 7:09 PM.

ADEQUATE NOTICE OF MEETING:

Was read by Glen C. Kienz.

PLEDGE OF ALLEGIANCE:

Was recited by all present.

ROLL CALL:

PRESENT: Commissioners Acosta, Nieves, Davis, Fox, Adams, and Scarneo.

ALSO PRESENT: Glen C. Kienz, Planning Board Attorney, Stephen Hoyt, Board Engineer, and Paula Mendelsohn, Board Secretary and Jasmine DiGenova, Planning Board Clerk.

EXCUSED: Commissioners Quiles and Roman.

MINUTES: Motion to approve the minutes from November 6, 2025, motion was made by Commissioner Davis and seconded by Commissioner Fox. **Approved by all present and eligible to vote 3-0.**

RESOLUTIONS:

- **Z25-02 – 203 & 207 Blackwell Street (Block 1904 Lot 14 & 15):** Motion to approve was made by Chairman Acosta, seconded by Commissioner Davis. **Approved by all present and eligible to vote, 3-0.**

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APPLICATIONS: None

NEW BUSINESS: None

OLD BUSINESS: None

PUBLIC COMMENT:

- Councilwoman Daniela Mendez, 16 Sickle Street, addressed the board and congratulated the newly appointed commissioners and new Board Leadership.

Meeting adjourned at 7:18 PM

Respectfully submitted,

Paula Mendelsohn
Board of Adjustment Secretary

Dated: _____