

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