Town of Dover Board of Adjustments

□ Antonio Acosta – Chairman
□ Austin Nieves – Vice Chairman
□ Richard Fox
□ Larry Davis
□ Gilbert Roman
□ Craig Adams
□ Michael Scarneo

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□ James Quiles – Alternate I
□ *Vacant* - Alternate II
□ Glenn C. Kienz, Esq. – Board Attorney
□ Stephen Hoyt, PE – Board Engineer
□ John McDonough, AICP PP, – Board Planner
□ Kyrillos Girgis - Board Secretary (interim)

Agenda for the Board of Adjustments Meeting
Thursday, Dec. 3rd, 2026 at 7:00PM
REGULAR MEETING

1. **Call to Order**
2. **Adequate Notice of Meeting**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Approval of Minutes**
   Minutes from Oct. 1st Board of Adjustments Meeting
   Minutes from Nov. 5th Board of Adjustments Meeting

6. **Resolutions**
   Resolution for Z26-01: 86 Millbrook Avenue

7. **Applications**

Z26-03: 116 East Blackwell Street – Minor Site Plan/Variance Relief – "conditional use"

Description: The subject property identified as Block 1902, Lot 4 and 6; applicant wishes to convert the rear first floor unit and both units on the second floor of an existing commercial building into residential units. Existing commercial tenant to remain in first floor, front unit. Only interior renovations are proposed to convert the commercial units into residential use. Applicant will create delineated parking in the rear of the property for tenant use.

Z26-02: 185 South Morris Street – Minor Site Plan/Variance Relief – "use"

Description: The subject property identified as Block 1704, Lot 1 currently contains a one-story auto repair facility with three (3) services bays and associated parking spaces. The applicant is proposing to add landscaping to remove the existing driveway along Penn Ave and restripe the parking area to provide sixteen (16) off-street parking spaces. Additional improvements include an ADA space with striping and signage, and a new dumpster enclosure on a concrete pad.

8. **Open to the Public**
9. **New Business**
10. **Old Business**
11. **Adjournment**

The next schedule meeting is the reorganization scheduled on Thursday, January 7th, 2027 at 7:00PM

Happy New Year!