

TOWNSHIP OF DENNIS
PLANNING BOARD
571 Petersburg Road
Dennisville, NJ 08214
(609) 861-9705

MARCH 24, 2011

MINUTES

This meeting was published in accordance with the "Open Public Meetings Act". Notice of this meeting was published in an annual meeting notice in the Cape May County Herald and posted in Township Hall.

The meeting was called to order by Acting Chairman Baldwin. The following members were present: Ms. Baldwin; Mr. Turner; Mr. Burian; Mr. McManus; Mr. Crippen; Mr. Steinman; and Mr. Bittner. Also present were Frank Corrado, Esquire, Board Solicitor and Andrew Previti, Board Engineer.

Mr. Previti was sworn in by Mr. Corrado.

APPLICATIONS:

ROGER FORSS - Block 35, Lot 1.03:

Located on Vine Street in Belleplain in a PV (Pinelands Village) District. Applicant is seeking minor subdivision approval to create two (2) new lots, three (3) total lots, from an existing 12.366 acre parcel.

James Pickering, Esquire appeared on behalf of the applicant. He advised that this is a subdivision application, taking 1 lot with a pre-existing dwelling and creating 3 conforming lots. One variance is needed. The parcel is in the Pinelands and a Certificate of Filing was submitted with the application.

Mr. Corrado administered the oath to Roger Forss.

Mr. Pickering advised that the property is on Vine Street in Belleplain. He then directed questions to Mr. Forss.

Mr. Forss testified that he purchased the property in 1986. The property is developed with 1 single family dwelling, and he obtained all necessary permits at that time. He indicated that it was requested at that time to place the dwelling in its present location due to the fact that the Dennis Township dump was at the rear of the property. He indicated that the property is somewhat depressed, but he has never seen standing water on the property. He proposes to divide the property into 3 separate lots, retaining the middle lot. Currently the property is rented and used as a horse farm. The existing pole barn/shed will be removed instead of moved. As a condition of approval, he agrees to provide an engineering plan for a driveway and how it would handle fire and rescue. He has no intention of developing new lots at this time, and will probably give them to his children in the future.

Mr. Pickering reviewed the positive and negative criteria.

Mr. Corrado indicated that the Board will take notice that it is a large lot with an existing building that has been there for years.

Mr. Pickering said that he understands he has to get any and all other governmental approvals that are necessary.

Mr. Previti discussed the presence of clay on the property and wants to know how it is proposed to construct a working septic system under those conditions. Mr. Pickering advised that he was not an engineer, but if the applicant cannot get a septic design, he cannot get the subdivision approval. Mr. Previti confirmed that the applicant was not proposing development at this time, and asked if the applicant was just going to get subdivision and worry about septic later. He advised that he cannot sign off until the condition is satisfied and wanted to know where that leaves the Township.

Mr. Corrado reiterated what Mr. Previti said. He further said that the problem is that Board wants something more than an open ended subdivision. Mr. Pickering said that if he can't get the County approval, of which he has to attempt to comply with reasonableness in a timely fashion, then he can't get the subdivision approval.

Mr. Previti indicated that the soil logs suggest that there may be a problem on one lot. Mr. Pickering said that the applicant would agree if the Board wants to make a condition. Mr. Corrado indicated that the Board will make it a condition that septic approval is obtained.

Mr. Previti reviewed his engineer's report.

Mr. Burian had a question pertaining to the well and asked if there has ever been an issue as to the well and can it support the proposed project. Mr. Forss responded that there has never been an issue with the well and that he has it tested regularly.

Ms. Baldwin asked if there were further questions from the Board; she then opened the meeting to the public. There being no public comment or questions, the meeting was closed to the public.

Mr. Corrado presented a form of motion granting approval for the minor subdivision approval with conditions. A motion to approve was made by Mr. Crippen, seconded by Mr. Burian and carried by the voting members.

S.J. MICHAEL, INC. - Block 265.05, Lot 69:

Located on Kings Highway in Clermont in an R-3 (Residential) District. Applicant is seeking minor site plan and conditional use approval to construct a 2,265 square foot addition to be used as a multi-purpose community room at the Little Oaks Campground.

James Pickering, Esquire appeared on behalf of the applicant.

Mr. Corrado swore in Judy LaPorta, a principle of the corporation and Gary Thomas, Land Surveyor and Planner.

Mr. Pickering advised that the application involves Little Oaks Campground. They are proposing a minor addition to facilities there in the form of a multi-purpose community room. They have provided survey as to the area in question but not the entire parcel due to the cost. He has noticed appropriately for preliminary and final major site plan approval. Applicant is also seeking a couple of variances, none of which he believes are caused the proposed application.

Mr. Pickering then directed questions to Ms. LaPorta.

Ms. LaPorta testified that they are going into their 12th season of owning the campground, she described the campground, that there is a family atmosphere, and that the existing pavilion has outgrown its space. She further testified that the campground has been there for around 50 years and reviewed its ownership. There have been 59 sites for a long time, and they are not proposing additional sites, only the addition of a multi-purpose community room. They currently have a 5 year waiting list to get into the campground. They have regular events for the campers - DJ's, game nights, potluck meals, arts and crafts, theme nights, etc. They want to keep activities outside as much as possible, but wants indoor space. They also propose a storage area in the building. The game room has an arcade for use by campers and guests only. As part of the addition, they are proposing bathroom facilities which have been requested to be added by the Township. Also, they are proposing a change to her residence - proposing to add a second floor to home - and the home will go from 4 bedrooms to 3 bedrooms, she indicated that she is the only resident in the home and the footprint of the building will not change. No changes are proposed to the existing sign or front yard set back.

Mr. Pickering presented an aerial photograph and it was marked as Exhibit A-1.

Ms. LaPorta testified that it is their intent to keep the same color scheme (Campground Colors). She advised that a significant portion of the campground is wooded and intends for it to remain wooded. Campsite locations have remained the same since she purchased property.

Mr. Corrado asked if the Board members had any questions for Ms. LaPorta.

Mr. Pickering then directed questions to Gary Thomas

Mr. Thomas referred to an aerial photo and advised where he obtained it and what it shows. He outlined the subject property and described the surrounding area. He indicated that he had prepared the survey of property. He discussed the sign which has a set back of 8.65 feet to the right of way to the road, the sign is outside of the site triangle, the location should not be a problem, and that the sign has been in that location for a long time. He doesn't believe that the sign location has caused any problem such as accidents in the past. He said that the sign is conforming in size. He described the area where the addition is

proposed. Currently there is a parking area with a hard packed surface. The proposed building is 1800 square feet less than the existing space so grass surface will replace some of that surface. He discussed the proposed addition to the house. He discussed set backs for the house project - set backs currently exist and will not change and have existed for quite some time. He discussed the condition of campgrounds requiring 40 acres. He confirmed that there is no additional land that can be purchased to increase campground from 17 acres to 40 acres, and that it is a seasonal facility that has existed for many years, which is primarily used on weekends.

Mr. Pickering discussed requested waivers - scale of plan, survey not being of entire site and just area impacted, provision of topographics, parking analysis. He further advised that the applicant is not proposing intensification of use or additional parking, soil erosion plan, drainage and drainage calculations, traffic impact study, environmental impact statement.

Ms. Baldwin asked the Board for any questions.

In response to Mr. Turner, Mr. Thomas said that the applicant will have to put a small septic system in to handle new bathrooms. Mr. Pickering added that some people at the State say bathrooms are not needed, but the Township is requesting same. Ms. LaPorta is willing to put bathrooms in, but if they are not necessary and not put in, they will probably leave it as a storage space.

Mr. McManus asked if there would be handicap access and regular access. Mr. Pickering advised that it will be at ground level, with no steps. Ms. La Porta further described access.

Mr. Previti asked Mr. Thomas where the septic would be placed. Mr. Thomas referred to the plan and discussed the location with Mr. Previti and then described the area to the Board. He also showed the location of existing wells.

Ms. Baldwin asked for further questions, of which there were none.

Mr. Previti reviewed his Engineer's report.

Mr. Corrado discussed land area requirements for campgrounds. He said this should be in zoning, but he sees no harm and recommends that this Board vote on

the application.

Mr. Previti continue with the Engineer's report.

With respect to traffic impact and environmental impact studies, Ms. Baldwin asked the Board if it was willing to waive same. The Board was in agreement.

Mr. Previti continued with the Engineer's report. He discussed how to incorporate aerial photographs to show vegetation.

Mr. Thomas provided testimony as to proposed lighting, which will be building mounted. He also advised that with respect to landscaping, they will be grassing over any disturbed areas.

Mr. Previti continued with the Engineer's report.

Mr. Corrado indicated that the Board needs to consider waiver of overall campsite detail and whether or not enough has been presented to make a judgment. The Board agreed that there has been.

In response to Mr. Corrado's question about trash enclosures, Mr. Thomas described the location of trash enclosures, which will be located in a corner of the property.

Ms. Baldwin asked the Board for further questions. There were none and the meeting was open to the public.

Mr. Corrado administered the oath to Lisa DiBruno, of 18 Timothy Lane. She testified that she lives to the south of the subject property and that it seems as if the lights keep coming closer to her property each year. She asked if there was anything to show how far the campground property goes back. She also asked if the applicant intended to develop further, to which the answer was no. She also asked if there was any fencing, to which the answer was no and that people were told not to go off the property, and that the applicant has staked out boundaries of the campground. Ms. DiBruno asked if there was a noise curfew in the Township. She indicated that she doesn't have a problem with noise, just that it seems like the lights are getting closer to her property. She further

advised that she doesn't have any complaints, and that she received a letter and decided to come to the meeting to find out what is going on. There followed a general discussion between Ms. LaPorta and Ms. DiBruno.

Mr. Previti had a question about encroachments. Mr. Thomas advised that the camp sites do not encroach on the property line.

Ms. Baldwin asked for further public comment, there was none, and the public portion was closed. She then asked for anything further from the Board, of which there was none.

Mr. Corrado presented a form of motion granting all variances for front yard set back for building on site, lot size and sign set back. A motion to approve was made by Mr. Burian , seconded by Mr. Turner, and carried by all members voting on same.

Mr. Corrado presented a form of motion granting various waivers - site plan scale, survey, topographic information, parking analysis, drainage, traffic impact, EIS, and others. A motion to approve was made by Mr. Crippen, seconded by Mr. Turner and carried by all members voting on same.

Mr. Corrado presented a form of motion granting preliminary and final site plan approval with conditions. A motion to approve was made by Mr. McManus, seconded by Mr. Crippen and carried by all members voting on same.

Mr. Corrado then presented a form of motion for conditional use approval. A motion to approve was made by Mr. Burian, seconded by Mr. Crippen and carried by all members voting on same.

Other Business:

Ms. Baldwin indicated that there was a letter from Mr. Filippone to Mr. Previti. Mr. Previti responded to said letter.

Mr. Burian indicated that approval was given by the Zoning Board for a 130 foot tower. He indicated that there is now technology available that can do away

with towers and this should be addressed in the Master Plan and he wanted to know what is going to happen when all of the towers are obsolete. There was a general discussion regarding same and the imposition of a condition on cell tower applications for removal of tower if no longer necessary.

Resolutions:

Mr. Corrado asked about the Resolution for Robertson. No one had received it and it was decided that it will be adopted next month.

Minutes:

A motion to approve the minutes of the February 24, 2011 regular and March 3, 2011 work session meetings was made, seconded and carried by all voting members.

Bills:

A motion was made by Mr. Crippen, seconded by Mr. McManus and unanimously carried to pay all outstanding bills.

There being no further business to come before the Board, a motion to adjourn was made, seconded and unanimously carried to adjourn meeting.

Meeting adjourned at 8:38 p.m.

Carla A. Coffey
Carla A. Coffey, Secretary

Dennis Township Planning Board

DTPB-2011
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