

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

MARCH 3, 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 Vice-Chairman Watson. The following members were present: Mr. Watson. Also present were Frank Corrado, Esquire, Board Solicitor and Roger McLarnen, P.E. (for Andrew Previti, Board Engineer).

APPLICATIONS:

S.J. MICHAEL, INC. - Block 256.06, Lot 69:

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

James Pickering, Esquire appeared on behalf of the applicant. Mr. Pickering advised that the campground has existed for 40 to 50 years; and the applicant is here tonight asking for minor site plan approval, although the Board Engineer believes it is a major site plan. The applicant is asking for an addition to an existing building for use as a community room. The applicant is not proposing any other changes to the campground. There will be no intensification of use as to the number of campers. Another aspect is that the applicant is asking for a renovation of the residence on the second floor and drawings have been provided. The addition to the community room is sizable, but it fits into the character of the building. There will be a decreasing amount of impervious surface to be replaced with the proposed building and some parking. Also, the applicant is asking for conditional use approval, and Mr. Pickering doesn't believe that any variances are required. Reference was made to the Township Code regarding definition of amount of acreage needed for a campground - the Code states 40

acres. It was indicated that the applicant may have to go to the Township Committee, but Mr. April will have to make that decision because they are undersized.

Mr. Corrado indicated that he would prefer that the applicant advertise for a variance. Mr. Pickering indicated that he has no problem with such advertising.

Mr. Corrado, Mr. Pickering and Gary Thomas then had a general discussion regarding coverage area.

Mr. Corrado said it was his inclination to treat the application as a preliminary and final major site plan approval and for the applicant to get the appropriate waivers. Mr. Pickering said he will advertise per Mr. Corrado's suggestion. He advised that several waivers will be requested as well.

Mr. Corrado said he believes the Board Engineer will want to have enough detail as to how the proposed building relates to rest of campground.

Mr. Pickering and Mr. Corrado had a general discussion regarding buffers and how the building will look relative to what is already on the site.

Mr. McLarnen indicated that he believes Mr. Previti also has a concern with the septic. Mr. Thomas advised that the applicant has to go to the County to get septic approval, but wants to go through this Board for approval first. He also advised that the number of bedrooms are being reduced in residential area.

Mr. McLarnen referenced Mr. Previti's report and believes that he would deem the application as complete.

Mr. Watson asked for any further questions, there were none and he indicated that as far as he can see, the application will be deemed complete and be heard at the March 24, 2011 meeting.

FORSS, ROGER - Block 35, Lot 1.03:

Located on Vine Street in Belleplain in a PV (Pinelands Village) District. Applicant 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 indicated that the parcel of land is in Belleplain inside the Pinelands. He advised that the applicant has a Certificate of Filing from Pinelands. He further advised that the parcel is currently 1 lot, and the applicant wants to subdivide it into 3 lots. The existing lot currently has a single family residence, all lots will be conforming, and no variances will be required. There is, however, an existing condition regarding front yard set back.

Mr. Corrado advised that the pre-existing condition will be considered a variance. He also questioned about the existing shed.

Mr. Pickering advised that the shed will be moved over so it has a conforming side yard set back. He also confirmed that the house is already there.

Mr. Corrado indicated that if the shed is being moved behind the house and will conform with set backs, he doesn't believe a variance is needed and a note will be sufficient to show conformity.

Mr. Pickering advised that he thinks this is a clean application with the exception of the topography - 6 to 7 foot drop off in an area which then flattens out.

Mr. McLarnen suggested that the driveway be moved to avoid steepness of the drop. Mr. Pickering said he was in agreement with respect to moving the driveway; and confirmed that a note as to moving the shed will be sufficient.

Mr. Corrado and Mr. Pickering had a general discussion regarding the application and right of ways and driveway.

Mr. Pickering referred to Mr. Previti's report and respond to comments.

Mr. Watson said that with respect to the vegetation comment, for the applicant to just provide a list of what is there.

With regard to emergency vehicle access, Mr. Pickering asked why the design has to be submitted to local fire and rescue. He indicated that he is OK with this if it has to be submitted prior to constructing driveway, but not prior to that. Mr. Corrado advised that that is what Mr. Previti is asking for, only when driveway is to be built.

There being no further business to come before the Board, the meeting adjourned at 7:30 p.m.

Carla A. Coffey, Secretary
Dennis Township Planning Board

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