

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

DECEMBER 15, 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; Mr. Burian; Mr. McManus; Mr. Bittner; and Ms. Baldwin. Mr. Crippen arrived shortly after the roll call and was marked as present. Also present were Frank Corrado, Esquire, Board Solicitor and Andrew Previti, Board Engineer.

Mr. Watson called the meeting to order. He advised that there were no applications or correspondence to come before the Board this evening.

Other Business:

Amendments to Pinelands Comprehensive Management Plan:

Mr. Watson asked Mr. Previti if there was anything new to report on the Pinelands matter.

Mr. Corrado advised that it was his recollection that at the October meeting the Board had questions that they wanted more specific answers with respect to water resource practices; revisions to the clustering provision and deed restrictions for same. Mr. Crippen indicated that he believes that an alternative can be presented with respect to the changes in clustering. Mr. Previti read from a letter that the Pinelands sent to the Mayor regarding the issue of meeting to discuss the subject further if there were questions. Mr. Corrado advised that the basic difference is that clustering can be on 1 acre lots with a larger preserved area, resulting in denser building. Mr. Crippen feels that if some one owns 5 acres, why does he have to be right next to his neighbor on a 1 acre lot with the other acres restricted; it is his feeling that if clustering were done with 3 acre lots it would be better. Mr. Previti indicated that if you own a 25 acre parcel you can build right in the middle if you want, but if you own a 50 acre parcel and want to subdivide it into two 25 acre lots, you would be subject to this. Mr. Corrado indicated that if there is a 25 acre parcel, you would end up with 5 houses on 1 acre each and 20 surrounding acres; and if you made it 3 acre parcels, there would be 5 houses with 10 surrounding acres. Mr. Crippen said that he feels that's a bit ridiculous, and since there will be 5

new Board members next year, they may see things differently, but he feels that as it is written, people cannot use their property as they want. Mr. Corrado indicated that these Ordinance changes require a person to dedicate 80% of their property to a common area. Mr. Burian's feelings are that they say you can keep your lot, but it is pretty much a dead area and they want you to dedicate that area to the Township. But it was indicated that the Township does not have to accept.

Ms. Baldwin asked if it is possible to recommend not to do anything. Mr. Corrado advised that the Board can recommend anything and can recommend that the one acre be reconsidered. However, if the State allows one municipality to opt out of mandatory clustering, it may cause problems with other municipalities wanting same. Mr. Burian believes that the way it is written is too restrictive. Mr. Crippen suggested that the Board should request a meeting with State regarding their clustering requirement. Mr. Burian said that it hits people where they live and he just cannot get around it. Mr. Crippen indicated that the property owner legally still owns the land.

Mr. Corrado indicated that if a person is interested in buying a property where you live on one acre and have access to the surrounding restricted area, that that may be valuable to some people, but they can't build a fence around it and tell others to keep off, and there are certain activities that are permitted on the restricted areas. He further indicated that he doesn't believe the restricted area is intended for public use, but for use by the people owning the property in the subdivision. Mr. Previti advised that if the property was deeded to a non-profit, it could be used for a lot of different uses, with the decision up to the developer.

Ms. Baldwin asked if a survey could be done with other Pinelands communities to see what they have done and whether their recommendations have been revised or denied. Mr. Previti said that he will call Eileen McFillin call tomorrow and request that she do this.

Mr. Watson asked if anyone had anything else on the Pinelands issue.

Mr. Corrado said that he wants to make sure that all members of the Board, current and new, get a copy of what is going on.

Resolutions:

PIERSON PLEASANTVILLE, LLC: Block 224, Lots 68.01, 73, 74.02, 75.03 and 78.04:

A motion to approved this Resolution was made by Mr. Burian, seconded by Mr. Watson and carried by all members voting on same.

Bills:

A motion was made by Ms. Baldwin, seconded by Mr. Watson 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 7:25 p.m.

Carla A. Coffey, Secretary
Dennis Township Planning Board

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