

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

**MAY 24, 2012**

**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 Chairman Stevens. The following members were present: Mr. Stevens, Ms. Baldwin, Mr. Watson, Mr. Glembocki, Mr. Turner, Mr. Teefy, Ms. Morgan, Mr. McManus, and Mr. Germanio. Also present were Frank Corrado, Esquire, Board Solicitor; Roger McLarnen, Acting Board Engineer; and Jack Gibson, Township Engineer.

Mr. McLarnen was sworn in by Mr. Corrado.

Mr. Stevens called the meeting to order and advised that there were no applications or correspondence this evening, only Board discussion on several topics and one Resolution.

**APPLICATIONS:** None.

**Other Business:**

**Correspondence:** None.

**Board Discussion:**

**Amendments to Pinelands Comprehensive Management Plan.**

Mr. Stevens advised that as far as the Pinelands Comprehensive Management Plan, a

Committee has been formed. He spoke with Mr. Germanio and asked him that he/the Committee write down any issues, comments or questions for further discussion. Copies of all kinds of rules and regulations have been mailed to the Board members. He asked the Board to write down any questions they may have. The Committee will report back to this Board. There are some very concerned citizens who live in Belleplain and they need to know what can and can't be done. He asked Mr. Germanio to write down as many questions as necessary so that the Board can address each one; and he wants as much information from the committee as possible.

Mr. Germanio indicated that the Pinelands covers a large portion of the Township. Mr. Stevens agreed and said that we are all in it together and whatever their questions are, we will get answers. Mr. Stevens also said he wants the committee to bring what they find back to the Board.

Mr. Germanio suggested that other Pinelands communities be contacted to see what they have done. Mr. Teefy said he knows of one Township that is very similar to us - Jackson Township - which is about 72% Pinelands and they may be a good contact to start with for information.

Mr. Stevens reiterated that he wants to have as much information as possible. He advised that he will provide his schedule and be available for the committee.

#### **Master Plan Re-examination.**

Mr. Stevens said that last week he thought he had a handle on moving forward with the Master Plan as it was with changes from 3 stories to 2 stories in Clermont being made.

Now he has learned about the changes proposed on Route 9, with directions being changed with respect to Route 9. He went home after the last meeting and thought about it. He said some major issues have risen and if we don't comply on certain issues, the State can make it very difficult for the Township. He advised that Mr. Previti and Mr. Watson have been the driving force in getting the Master Plan to where it is, he also credited others for their work. He said we have spent a lot of time and energy and money on doing a Master Plan that was good for Dennis Township, in his opinion, and it all went south last week. He feels that if the Plan is approved, it can be changed at any time; the administration that is no longer in power had very little input in the Plan; the people who did this Plan worked on it for days and months and have the interests of the Township in mind. He said we don't have water and sewer which creates obstacles and we don't know when and if they are coming. He doesn't want to put politics in play - he wants to do what is right and walk out of here together, and he doesn't mean to offend anyone. He said if the Board feels differently and votes differently, he will vote with the majority.

Mr. Watson said he wants to start with the last meeting. It was his understanding that the Board is not going forward with a new Master Plan and would look at a Master Plan Re-examination. He looked through Township documents; found that there was a Master Plan Re-examination in 2009, which was never voted on and is on the Township's website. He went through that document and highlighted everything that referred to the new Master Plan - those are things that he thinks should be deleted from the current re-examination and thinks they are pretty straight forward. He then reviewed several highlighted items.

Mr. Corrado advised that the Township is under no obligation to do a new Master Plan; it only has to be re-examined every so often, and we were doing a new Master Plan because of Plan Endorsement. His understanding is that the new administration in Trenton has stopped or amended the Plan Endorsement process. He wants to know if the State is still

requiring us to have "centers".

Mr. Teefy asked that the record reflect that Jack Gibson, the Township Engineer is present.

Mr. Gibson said it is going to be called a Strategic Plan now, and centers are out, but not to us. We have to participate in a work quality management plan. The County has money for 2 municipalities (us and one other) to assist. Township Committee has decided that Maser will finish their work; he needs to see where Township is going because he has to go to the County with sites that are "sewerable". He described what "sewerable" is - only to certain sites such as a campground, a Wawa, etc. In order to meet requirements of water quality, we need to keep centers. He advised that it is cheaper not to change lines, he has made a revision to one line and described that revision. Also, he has reduced density on certain areas to save on build out - he doesn't know if this will work. He recommends to the Board that it "flavor it" any way they want, adopt a Master Plan and continue to show a good faith effort. There is time to modify, but need consultants to do that, there is money left in the budget and they will be encouraged to stay within budget.

Mr. Stevens thanked Mr. Gibson for the information he provided. He also said that he doesn't want to make a mistake that will hurt anybody, and he is happy to hear that some money has been found.

Mr. Glembocki asked Mr. Corrado if he spoke with Kate Mead in the Office of Planning, indicating that it may be helpful to speak with her.

Mr. Stevens reiterated that this a document that can be changed.

Mr. Watson asked how can you do a Master Plan without knowing the criteria.

Ms. Morgan asked how do we get there, we need to move along. Centers were discussed up one side and down the other, as well as COAH. This Board also discussed the 2 or 3 story issue as well. We didn't know about the highways at the time either. People were concerned with density issues. She feels now is a good time to take a step back and further discuss the issue. She also feels a need to move forward and get this done. Surveys have been done and people have been polled, and we have much information.

Mr. Teefy said he believes that what is being discussed is what has been done needs to be cut back. Mr. Corrado said the Board was prepared to go forward with a downsized plan, but was then told there was no money. Mr. Gibson said that grants with remaining funds exist, and they would have run out at end of this quarter unless Mayor made concession that we were moving forward.

Mr. Stevens indicated that Mr. Previti works for a big company and has been working for us for a long long time, and we can ask him what the cost would be to complete the project. He wants the record clear that we can tweak this down and have a public meeting, but he wants to close this down with uniformity of all members. Mr. Teefy agreed that the work done has been great.

Mr. Germanio advised that he feels 6 to 8 house per acre is too much. Mr. Stevens said that the State is telling us what they want, not what we want. Mr. Corrado added that this is a Master Plan, we aren't zoning areas. We are saying that if there has to be a concentration of business, this is where we want it to be and can say how we want it to be, that is all.

Mr. Gibson said another option is to eliminate the Clermont Center, but no one in that area will be able to get permits.

Mr. Teefy said he would like to see what the cost will be with changes.

Mr. Corrado said that on one hand the Township Engineer is saying we need center designations, and he wants to know what happens if Mr. Previti comes back and says it can't be done within the set budget.

Mr. Gibson advised a plan for water quality management can't be done without doing a Master Plan. He said he can ask Mr. Previti to bring back a budget for completion of the work. He added that if you draw something on a map, that's it, and he doesn't want to see sewer lines in Township.

Mr. Stevens said he wants to address what we think is right. We've paid good money over a period of time, and he wants to finish the job, we have an obligation as does Maser. He added that Mr. Previti has feelings for the Township and he will do what he can and finish the job.

Ms. Morgan said that the Master Plan is a guidance and she is all for keeping it as minimal as possible, but that we need a Plan; most of it is finished and what needs to be done is very small and shouldn't take more than a couple of short meetings, and she feels that the Board can do most of what needs to be done if that will help save money. She doesn't think we have to make rash promises and if Maser can't do it with money we have, we have to do it ourselves.

Mr. Gibson advised that the County has the grant for the Water Quality Management

Plan and the Township gets it for free; and that mapping is the expensive part, the "writing" part isn't expensive.

Mr. Corrado indicated that it is the Planning Board's job to adopt the Master Plan and they need to decide if they want to accommodate the Township Committee's position.

Mr. Glembocki indicated that the Town Centers have been approved by the State as he understands, but we are looking a changes. He said that he can only say from seeing bills, that there are many other people other than Mr. Previti who are working on the project. He is questioning billings on work that has been "stalled" for 2 years.

Mr. Stevens said that in fairness to Ms. Morgan, we can do a lot of it ourselves, but we need professional guidance. He wants to try to get this resolved because he feels it has been 10 years and we are in dangerous territory if we don't get it done.

Mr. McLarnen said he believes Maser will do whatever is necessary, in good faith, to get the job done within the budget. He suggested streamlining process, that the Board should go through the changes and do as much work as possible to reduce Maser's time. Mr. Gibson said he believes that with what is left to be done, Maser can live within the budget; and suggested that between now and July make changes, and get recommendations to the Township Committee because the Township Committee needs to show that they are moving forward.

Ms. Morgan said that part of the reasons for centers was to decrease sprawl; and when population grows and you have a beautiful space people want it and if we don't protect what we have, sprawl will occur. Mr. Germanio added that he is afraid we will end up looking like Egg Harbor Township.

Mr. Corrado indicated that the Township has center type development already and has had it for approximately 30 years. It doesn't really change what we have, it only gives it a different name by calling it a "center".

Mr. Watson indicated that the report says that even if a 4 lane highway were to be built, what the Board proposed was too overblown. He wants what we decide to do to be based on a 2 lane highway, which we already have, and if changes have to be made in the future, then it can be dealt with at that time. He said that if a 4 lane highway won't support what we propose, then a large percentage of what we propose has to be eliminated, and this is not a small change, but a large change.

Mr. Teefy asked what is the limit that the center can be brought down to? Mr. Gibson advised that he doesn't know, but the Mayor has indicated that he would like to go to the absolute minimum.

Mr. Gibson and members of the Board then had a discussion of density numbers. It was everyone's feelings that we should go with the minimum number.

Mr. Glembocki said he has concerns with the Board giving the plan to Maser to work on, Maser brought in Marsha and her firm, and they came back with a huge build out that wasn't what we wanted. Mr. Stevens indicated that his only request is to finish what has been started, and that you don't walk away from the investment in time and money expended; and that a lot of people look at this Board and feel the Board is looking out for what the people of the Township want. He also said that he is deferring to Mr. Watson because he has lived this plan.

Mr. Turner indicated that the idea was to put stores with living space above it, and that a lot of changes will be needed and it will be a lot of work.

Mr. Gibson suggested having a public hearing and if the public is against what is proposed, that may be leverage in getting the State to back down.

Ms. Morgan said that there are 2 different conversations, one concerning housing and one concerning commercial development. Mr. Germanio indicated that commercial development doesn't add children to the school and requires less services. Mr. Corrado added that commercial services and residential services both require services and it's not true that commercial services would cost less. Mr. Germanio responded by saying that the largest part of our taxes is for schools. Mr. Watson added that increased development would result in things like a police department.

At this time Mr. Teefy excused himself from the meeting.

Mr. Stevens read a statement into the record. He said it's up to us to protect the Township, that it's a wonderful oasis, and if Maser can't give us what we need, we will have to do ourselves.

Ms. Morgan inquired as to a time line. Mr. Stevens said he would like to have a public meeting. Mr. Gibson said it has to be done by the end of the year. Mr. Stevens added that it has to be advertised; and he would like to have a public hearing in September and a vote in October, with the Plan done by the end of August.

Mr. Germanio asked if a principle of Maser should be asked to meet with us and advise if they can do what needs to be done. Mr. McLarnen indicated that Mr. Previti should

be able to do that. Mr. Stevens said that he will speak with Previti regarding issues.

Mr. Corrado wanted to know if the Board was comfortable in proceeding along the lines it has discussed and suggested a vote.

There was then a general discussion concerning the change of line on a golf course property so that a small campground could be constructed. It was advised that a new campground would have to appear before the Board for a non-conforming use and would also have to get permission from the Township as there are no campground permits available at this time.

Ms. Morgan asked why the center line was changed.. Mr. Gibson advised that the Township Committee had asked him to look into it for the water quality plan. He further advised that it will also require a zoning change as well.

Ms. Baldwin asked if the property owner had come before the Township Committee. Mr. Glembocki advised that they had not and it was done because of the water issue.

In response to Mr. Turner, Mr. Gibson said that he has checked with the State about the movement of the line in question, and that the drafting was done this morning and sent to the State for review.

Mr. Watson believes we should we keep centers as they were before this meeting, but with a lower density and suggested a vote. Mr. Stevens asked the Board if they were comfortable proceeding with what Mr. Watson just said and bring it to a vote. Mr. Watson restated that he believes we should accept the boundaries of the centers as they were before this meeting began and go for the lowest density possible.

Mr. Corrado presented a form of motion as to what Mr. Watson said.

Mr. Stevens asked Mr. Glembocki if he was comfortable with this. Mr. Gibson explained what would happen.

Mr. Glembocki said that the Township Committee has not discussed or done anything formally as to this line change at this point. Mr. Stevens advised that he doesn't want to put anyone on the spot, and suggested that it be consider as a conversation only as to the change of line since nothing formal has taken place. Mr. Glembocki confirmed that it was only a conversation and nothing has been formally done with regard to changing the line. Mr. Stevens reiterated that he doesn't want to put anyone on the spot, or embarrass anyone, he just wants to do what is best for Township.

Ms. Morgan, in response to Germanio, said that if the line isn't moved, the property owner will incur the expense of coming before the Board and Township Committee to seek what they want to do. If the golf course fails as it is now, what happens? They will build houses. Mr. Glembocki said that if they should build those houses, it will have a greater impact on the schools. Mr. Stevens said that the Board would have a say in what they do when they come before the Board with their application. He suggested letting it die and move on. Mr. Glembocki said that it was presented that the business was struggling and they were asking for help. Ms. Baldwin asked if it could be changed at a later date. Mr. Corrado advised that it could.

A motion as to Mr. Watson's suggestion that the boundaries of the centers as they were before this meeting began be accepted and that the lowest density possible be sought was then made by Mr. Watson, seconded by Ms. Morgan and carried by all voting members.

**Resolutions:**

**NIEDWESKE, IRA AND JILL - Block 259, Lot 35:**

A motion to approved was made by Mr. Watson, seconded by Ms. Baldwin and carried by all voting members.

**Minutes:**

A motion was made by Ms. Baldwin, seconded by Mr. McManus and carried by all voting members to approve the minutes of the April 26, 2012 meeting.

A motion was made by Mr. Turner to approve the minutes of the final Zoning Board of Adjustment meeting held on April 25, 2012.

**Bills:**

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

Mr. Corrado advised that since the Planning and Zoning Board have now been combined, that Mr. Glembocki and Mr. Teefy will not be able to participate in applications in which use variances are requested.

Mr. Glembocki advised that the powers of the Zoning Board have now been incorporated into the existing Planning Board. He also advised that additional alternates will be appointed in the near future.

Mr. Stevens welcomed Ms. Morgan back from her extended vacation.

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 9:25 p.m.

Carla A. Coffey

Carla A. Coffey, Secretary

Dennis Township Planning Board