

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

NOVEMBER 1, 2012

WORK SESSION - NOTES

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 Mr. McManus. The following members were present: Mr. McManus and Mr. Burian. Also present were Frank Corrado, Esquire, Board Solicitor ; and Andrew Previti, Board Engineer.

APPLICATION TO BE REVIEWED FOR COMPLETENESS:

SOUTH SEAVILLE METHODIST CHURCH & PICKERING REAL ESTATE INVESTMENTS, LLC - Block 247, Lots 2 and 3:

Located on Corson Tavern Road and Kings Highway in South Seaville in a Village Residential (VR) and Historic Commercial (HC) Zone. Applicants are seeking minor subdivision approval to reconfigure existing lot lines. Applicant Pickering seeks an amendment to a previously approved site plan. Applicant Church seeks preliminary and final site plan, as well as a use variance, to construct a church building with associated accessory uses such as a Sunday School and a nursery school/day care. Applicant also request various variances and waiver.

James Pickering, Esquire appeared as attorney for the applicants. Also appearing on behalf of both applicants was Mark Gibson.

~ Previti - this is a multiple application and a minor subdivision is involved which the Board should act on first.

~ Pickering - explain application - both applications have been here on applications before. One property is owned by the South Seaville Methodist Church and the other property is owned by Mr. Pickering. Ask everyone to look at plans to show the current configuration of the lots. His lot had site plan approval and the church had site plan approval. All of his work is done, parking lot is in, infrastructure is complete. The church property was also good until the church burned down. He referred to page 3 of 6 which shows the proposed configuration. (Previti suggesting looking at the minor site plan sheet as it may be easier to see.) Described. He is giving the church a piece of his property and the church is giving him a piece of their property. The exchanges are about equal.

~ Discussion regarding moving of fence. One fence is coming down and a new fence is being put up. He believes, pursuant to the Ordinance, an amended site plan is needed for the newly configured lot. Seeking minor subdivision approval, which he believes prompts an amended site plan for his property. All of his lot was in the HC zone and the church will extend into the HC zone, but the Ordinance permits a 20 feet extension into another zone. They proposed to extend about 60 feet (1100 square feet of area), but the shape is triangular.

~ Gibson - input as to the extension piece.

~ Corrado - question to Pickering

~ Pickering - previously went to the Township Committee asking that the zoning map be changed to make the church a permitted use. Pickering's property was once a residential use, then became a commercial use prior to his ownership. Seeking use variance and if granted, church would be a permitted use.

~ Pickering - both are conforming lots

~ McManus - what does this do for the church be changing line

~ Corrado - refer to plan and show where old church was located and where they want to build the new church - new building will have a much larger footprint.

~ Pickering - former church was on 2 levels - basement with class rooms and was 8500 square feet, increasing to about 11,000 square feet and will be all on one level due to cost.

~ Gibson - also easier for handicap accessibility. Hope to have a small basement under 500 square feet, if over that it has to have a sprinkler system.

~ Pickering - there is a possibility of a basement if it is affordable.

~ Gibson - may be some construction, such as a balcony, if it is affordable, nothing being considered will change the footprint of the proposed building. If basement is built, will be for mechanicals. Also discussed septic and drainage. Nothing really needs to be done since it was previously approved when church added an addition. All they will need to do is remove it from its present location and move to new location. Wells will be kept.

~ Pickering - back of northern parking lot contains a small building and metal cabinet - this is a Verizon switching station use and there is an easement which is going to stay as is - Verizon said it would cost a half a million dollars to move. Looking for a use variance for that as well, which will be a pre-existing use variance. Also seeking variances for bulk variances - building coverage, site lighting

~ Gibson - have some insurance money and want to put as much of the money into the building as possible without site improvements. Parking was and is adequate, lighting was also adequate previously and believes that putting back basically what was there is still adequate. Described previous lighting and what is being proposed. Lighting is adequate because other than Christmas Eve and an occasional evening meeting there is not much night time activity on the site. The lighting on the plan doesn't meet the requirements, but has always been sufficient.

~ Previti - has some concern with safety and entering and leaving driveway because the site is dark. The safety issue needs to be addressed.

~ Gibson - can show that lighting is sufficient.

~ Corrado - ask if applicant is asking to not have to show it on the plan or asking for a deviation of the requirements.

~ Gibson - asking not to have to show on plan.

~ Corrado - Board may be concerned, church is larger, possibility that there may be more use of it than before; and applicant should give some testimony and proof that what is proposed for lighting is sufficient.

~ Burian - can understand position of keeping lighting to a minimum because of concerns for light pollution, but it does have to be addressed.

~ Gibson - doesn't believe variance is needed, only lighting to address Previti's safety concerns, not lighting the property up.

~ Corrado - confirm that applicants are basically asking that Previti make a determination as to the lighting requirements.

~ Corrado - advise that he and Pickering had a conversation, agree that variance not needed for day care, height (1 foot over permitted height, including spire, and spire can be 25% above the maximum height permitted). (Discussion between Corrado and Pickering as to whether or not the building height, including spire, must be a definitive number or a "not to exceed" number.)

~ McManus - what is the determination, money?

~ Pickering - yes, but some people want certain other items and depending on bids and funds is what they will build.

~ Corrado - would like some testimony regarding day care.

~ Pickering - they have never had a day care facility, but will have some one available to testify.

~ Gibson - expects to hear from the County by 11/7/12 (in response to Previti).

Mr. McManus 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 December, 2012 meeting.

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 7:38 p.m.

Carla _____ *A.* _____ *Coffey*

Carla A. Coffey, Secretary
Dennis Township Planning Board

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