



8. Type of application presented:

- Appeal from decision of Zoning Official (N.J.S.A. 40:55D-70a)
- Interpretation of Zoning Ordinance or Zoning Map (N.J.S.A. 40:55D-70b)
- Hardship Variance (N.J.S.A. 40:55D-70c(1))
- Flexible (C)/balancing benefits and detriments (N.J.S.A. 40:55D-70c(2))
- Use Variance (N.J.S.A. 40:55D070d)
  - (1) Use or principal structure
  - (2) Expansion of non-conforming use
  - (3) Deviation from conditional use standard
  - (4) Increase in permitted floor area ratio
  - (5) Increase in permitted density
  - (6) Height of principal structure greater than 10 feet or 10% of maximum height permitted
- Permit to build in street bed (N.J.S.A. 40:55D-34)
- Permit to build where lot does not abut street (N.J.S.A. 40:55D-36)
- Site plans (N.J.S.A. 40:55D-76)
  - Major
    - Preliminary
    - Final
  - Minor
- Waiver of site plan itself
- Subdivision (N.J.S.A. 40:55D-76)
  - Minor
  - Major
    - Preliminary
    - Final
- Waivers from subdivision and/or site plan standards
- Other

9. Request is made for permission to: **Amend Site Plan from 1980 to allow Exit and Entry through our facility's rear gate that meets with Dudican Road.**

Describe type of variance sought contrary to the requirements of Sections:

\_\_\_\_\_ of the Dennis Township Land Use and Development Ordinances, Dennis Township Code Chapters 98, 165 and 185.

**We are not seeking, nor do we need a variance. We are simply requesting approval to amend a Site Plan and subsequent Resolution made in 1980, prior to our ownership of the facility. So that we can resume use of our facility's rear gate that meets with Dudican Road as both an Exit and Entry the way we have done for the past 30 years prior to being informed of the existence of the resolution stating it was to be exit only.**

10. Supply the following information concerning this application. Place an asterisk to the left of the description of all items for which variances are sought.

	<u>EXISTING</u>	<u>REQUIRED BY</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
	<u>CONDITION</u>	<u>ORDINANCE</u>		<u>REQUIRED</u>
				<u>YES/NO</u>
LOT SIZE:				
Lot Area				
Lot Frontage	<b>N/A – None of this information is applicable to our application</b>			
Lot Width				
Lot Depth				
<b>PRINCIPAL BUILDING</b>				
Side Yard, each				
Front Yard				
Rear Yard				
Building Height				
<b>ACCESSORY BUILDING</b>				
Side Yard, each				
Rear Yard				
Distance to Other Buildings				
Building Height				
<b>MAXIMUM COVERAGE</b>				
Principal Building %				
Accessory Building %				
<b>GROSS FLOOR AREA</b>				
Principal Building				
Accessory Building				

<u>EXISTING</u> <u>CONDITION</u>	<u>REQUIRED BY</u> <u>ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE</u> <u>REQUIRED</u> <u>YES/NO</u>
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PARKING  
No. of Spaces

SIGNS                    **N/A – None of this information is applicable to our application**  
Size

Number

Type (free standing  
or building mounted)

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of application, date of application, date of hearing and result received from Board.

**No – N/A**

BY LAW, VARIANCES CAN ONLY BE GRANTED WHERE THE APPLICANT IS ABLE TO SATISFY BOTH POSITIVE AND NEGATIVE CRITERIA ESTABLISHED BY THE MUNICIPAL LAND USE LAW. NO VARIANCE RELIEF OF ANY TYPE MAY BE GRANTED UNLESS THE VARIANCE OR RELIEF CAN BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND WITHOUT SUBSTANTIALLY IMPAIRING THE INTENT AND PURPOSE OF THE ZONE PLAN AND ZONING ORDINANCE. HARDSHIP VARIANCES OF THE ZONE PLAN AND ZONING ORDINANCE. HARDSHIP VARIANCES (40:55dc(1)) CAN ONLY BE GRANTED WHERE AN EXCEPTIONAL CONDITION EXISTS WITH REGARD TO A SPECIFIC PIECE OF PROPERTY, WHERE EXCEPTIONAL TOPOGRAPHICAL CONDITIONS OR PHYSICAL FEATURES UNIQUELY AFFECT A SPECIFIC PIECE OF PROPERTY OR WHEREBY REASON OF AN EXTRAORDINARY AND EXCEPTIONAL SITUATION UNIQUELY AFFECTING A SPECIFIC PIECE OF PROPERTY OR THE STRUCTURES LAWFULLY EXISTING THEREON THE STRICT APPLICATION OF THE ZONING REQUIREMENT WOULD RESULT IN PECULIAR AND EXCEPTIONAL PRACTICAL DIFFICULTIES TO OR EXCEPTIONAL AND UNDUE HARDSHIP UPON THE DEVELOPER OF THE PROPERTY. RELIEF UNDER THE FLEXIBLE C TYPE VARIANCE (N.J.S.A. 40:55D-70c(2)) CAN ONLY BE GRANTED WHERE, WITH REGARD TO A SPECIFIC PIECE OF PROPERTY, THE PURPOSES OF THE MUNICIPAL LAND USE LAW WOULD BE ADVANCED BY A DEVIATION FROM THE ZONING ORDINANCE REQUIREMENT AND THE BENEFIT OF THE DEVIATION WOULD SUBSTANTIALLY OUTWEIGH ANY DETRIMENT. USE, AND RELATED VARIANCES (N.J.S.A. 40:55d-70d) CAN ONLY BE GRANTED WHERE THERE ARE SPECIAL REASONS AS SPECIFIED BY THE MUNICIPAL LAND USE LAW. THE BURDEN IS UPON THE APPLICANT TO PROVIDE PROOF OF SATISFACTION OF THE

AFORESAID REQUIREMENTS APPLICABLE TO HIS APPLICATION.

A SHORT SUMMARY OF THE REASONS WHY YOU ARE ENTITLED TO THE RELIEF SOUGHT FROM THE ZONING BOARD OF ADJUSTMENT SHALL BE PROVIDED ON A SEPARATE SHEET OF PAPER AND ENUMERATED WITH THE APPROPRIATE PARAGRAPH NUMBER UNDER WHICH THE RELIEF IS SOUGHT, (PARAGRAPHS NO. 12-15)

**Please see our attached Summary regarding the relief we are seeking. Paragraphs 12-15 are not applicable to our request / application as we are not seeking and do not require a variance.**

12. Attach to this application a statement of the facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Dennis Township Zoning Plan and Zoning Ordinance. State why the variance can be granted without substantial harm to the neighborhood and without significant overturning of the Township Zoning Plan.
13. Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved justifying the granting of a variance pursuant to N.J.S.A. 40:55D-70c (1). State what is unique about your specific piece of property noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you.
14. Attach to this application a statement setting forth the facts supporting the contention that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question and the benefits of that deviation would substantially outweigh any detriment pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.
15. Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special Reasons" exist where a proposed project carries out a purpose of zoning, (such as those noted in Section 14 above) or where the refusal to allow the project would impose an undue hardship on you; state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.

16. Set forth specifically the determination of the Zoning Official from which an appeal has been filed and the basis for the appeal. (N.J.S.A. 40:55D-70a)

N/A

17. Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation from the Zoning Board is sought. Set forth the interpretation sought by the applicant. (N.J.S.A. 40:55D-70b)

N/A

18. All applicants must supply with this application the required fees (application and escrow) the necessary survey, plan, and plat and the following Zoning Board of Adjustment forms together with all attachments required in connection with the forms:

ZB-1 Application form including verification of application (17 Copies) ✓  
ZB-2 Survey, plan, plat affidavit ✓  
ZB-4 Escrow, fees and application fees ✓  
ZB-5 Proof of payment of taxes ✓  
ZB-6 Notice of hearing (Awaiting Zoom Info) ✓  
ZB-7 Affidavit of Service (Certified Card Prepared Awaiting Zoom Info) ✓  
ZB-10 Applications involving subdivisions N/A  
ZB-11 Applications involving Site Plans N/A

19. For undersized lot cases only, the following additional forms are supplied.

Notice to Applicant's Concerning Undersized Lots.

ZB-8 Applicant's Offer to Abutting Property Owners.

ZB-9 Response to Abutting Property Owners.

N/A

20. List the names, addresses, telephone and fax numbers and professions of any and all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

**Cory J. Gilman, Esquire**

**Josephson, Wilkinson & Gilman, PA**

**2699 Dune Drive Avalon, NJ 08202**

**Ph: 609-368-4086 Fax: 609-368-4096 Email: cory.gilman@lawjwg.com**

**Lewis H. Conley, Jr., PLS, PP | Vice President, Senior Project Coordinator**

**Van Note-Harvey Associates, Inc.**

**211 Bayberry Drive Suite 2E CMCH, NJ 08210**

**Ph: 609-465-2600 Fax: 609-465-8028 Email: lewconley@vannoteharvey.com**

**VERIFICATION OF APPLICATION**  
(Indicate Status of Applicant Below)

- X   Applicant is owner of property
- Applicant is not owner of property but has an Agreement of Sale and the consent of the owner to make this application.
- Other (specify)

STATE OF NEW JERSEY:

SS

COUNTY OF CAPE MAY:

Amy M. McIntosh and Carole Lynne Nasella, being of full age and duly sworn according to law, upon her oath, deposes and says that the information set forth in the variance application, survey, subdivision plan, site plan and related documents submitted in connection with this application is true and correct and that they accurately portray the proposed project for which variance relief and accompanying approvals (if any) are sought.

Amy M. McIntosh  
Amy M. McIntosh

Carole Lynne Nasella  
Carole Lynne Nasella

Sworn and subscribed to before me this 16<sup>th</sup> day of AUGUST, 2020.

Patricia A. Smith  
Notary Public  
My Commission Expires: \_\_\_\_\_

PATRICIA A. SMITH  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES MARCH 26, 2023

**CONSENT TO APPLICATION BY OWNER OF PREMISES**  
(Need not be signed if Owner is Applicant)

I hereby consent to the application submitted to the Dennis Township Zoning Board of Adjustment with regard to the premises referred to in this application which premises is owned by me.

\_\_\_\_\_  
Owner's Signature

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

PATRICIA A. SMITH  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES MARCH 26, 2023

Holly Lake Campground originally was developed in 1980 by Malcom Robertson prior to our ownership and became Holly Lake Campground Condominium Association (hereinafter referred to as HLCCA) in October 1987. Initially, from 1980-1987, the campground was used for transient campers who pulled into the facility from Route 47 and registered at the office which was moved from its original location to its current location based on recommendation from Dennis Township to prevent a "hazardous traffic condition on Route 47, as trailers line up to register there appears to be inadequate areas for the backing up of these trailers." **(Cape May Planning Board letter dated April 9, 1980, attached as Exhibit A)**

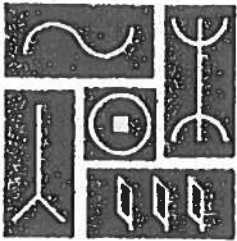
An unnumbered Resolution dated February 20, 1980 and revised multiple dates with no signatures provided whereby paragraph 3 states, "Dudican Road to be improved as an exit only, from the campground." **(Copy of Resolution provided by Dennis Township, attached as Exhibit B)**

On October 15, 1987 a Master Deed creating and establishing Holly Lake Campground, a Condominium Association was prepared, signed and recorded in Book 1713 page 136 et. seq. Subsequent to the establishment of the HLCCA, all transient camping ceased and a permanent condo association began where only park model style homes were placed on the lots. Each park model home is located on its own deeded lot. The original site plan allowed for 360 units. Only 342 units have been developed. Each unit is individually deeded, owned and taxed by Dennis Township, the school district and the County of Cape May. Since HLCCA's purchase of the property, Dudican Road has been utilized as both an entrance and an exit. This practice has been occurring for almost 40 years. At no time prior to July 2020 was anyone within HLCCA aware that a Resolution existed regarding the entrance/exit at Dudican Road. At all times relevant hereto, HLCCA was unaware of any Resolution/Amendment regarding Dudican Road.

HLCCA is requesting relief to make our rear gate at Dudican Road an entrance and exit. HLCCA does not believe that the continuation of the utilization of Dudican Road as both an exit and entrance will have any detrimental harm or effect to the public good. To the contrary, in fact, the safety of the owners and family members of the 342 units will be enhanced by allowing Dudican Road to be utilized as an entrance and exit so that their lives will not be placed in jeopardy by attempting to make a left-hand turn into Holly Lake when heading southbound on Route 47 at a dangerous curve with an improper sight line where traffic travels at speeds in excess of 60 MPH. For vehicle owners leaving Holly Lake attempting to make a left hand turn going southbound on Route 47 is treacherous. New Jersey State Police reports obtained for accidents occurring between mile markers 19 and 20 (with HLCCA being at 19.5) demonstrate the dangers of that area. **(NJ State Police Accident Summary Report, attached as Exhibit C, Aerial Photo of Dudican Road and Holly Lane entrances off of Route 47, attached as Exhibit D)**

It is a hardship to anyone attempting to enter Holly Lake from Route 47 southbound. Drivers are forced to make a left hand turn across traffic at a blind curve with no clear line of sight. It is a much safer entrance with a very clear and visible sight line to enter on Dudican Road. Not granting this request/application for approval of an Amended Site Plan and Revision of the existing Resolution in this regard, puts the lives of our many residents in danger. If a catastrophic event were to occur, it would be beneficial to have the gate on Dudican Road be available for both entrance and exit. The public health, safety and welfare of the Holly Lake community would be greatly improved by approving this application.





# CAPE MAY COUNTY PLANNING BOARD

April 9, 1980

Mr. Donald Nixon, Chairman  
Dennis Twp. Planning Board  
Rd. #1  
Cape May Court House, NJ 08210

RE: Site plan for lot 1  
block 267 (CMCPB#S-80-15)

Dear Mr. Nixon:

Subject site plan has been reviewed by this office and we offer the following comments for your review:

1. We recommend relocating the office closer to the campground and away from Route 47. This would provide adequate area for the back up of trailers trying to register. The proposed location according to the site plan may cause a hazardous traffic condition on Route 47, as trailers line up to register there appears to be inadequate area for the backing up of these trailers.
2. Soils in the area of the proposed site may not be suitable for septic facilities (see enclosed soils data).

Please call this office if you have any questions.

Sincerely,

Elwood R. Jarner  
Director

cc: William Kubiak, Sec. ✓  
Ray Chadwick, Health Dept.  
Holly Lake Corp., applicant

ERJ:jm

cape may court house, new jersey 08210 • 609-465-7111

RESOLUTION #

WHEREAS, an application has been submitted by Holly Lake Corporation for conditional use and site plan approval for construction of a campground on Lot 26 in Block 263 to be known as "Holly Lake Campground"; and

WHEREAS, after due and proper notice in accordance with N.J.S.A. 40:55D-12, a public hearing was held on February 21, 1980, to consider such conditional use and site plan approval; and

WHEREAS, it was determined at the conclusion of the hearing aforesaid that such conditional use was in substantial compliance with the zoning ordinances of the municipality, and also complied generally with the provisions of the Dennis Township Campground Ordinances, their supplements and amendments;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Dennis, County of Cape May and State of New Jersey, that the foregoing findings of fact are herewith adopted, and that the application of Holly Lake Corporation for conditional use and site plan approval for the construction of a campground on Lot 26 in Block 263 as shown on the Dennis Township Tax Map, be and the same is hereby approved in accordance with the plans and specifications thereof prepared by Michael W. Hyland Associates dated August 2, 1979, subject to the following requirements:

1. The timely receipt of comments from the Cape May County Planning Board, and compliance therewith.
2. Approval by the New Jersey State Department of Transportation for access road.
3. Dudican Road to be improved as an exit, only, from the campground.

FURTHER RESOLVED that the requirements for reapplication for final site plan approval shall be waived and the within approval, subject to the terms and conditions aforesaid, shall be considered in all respects final as defined in Section 511(I) of the Zoning Ordinance.

ATTEST:

DENNIS TOWNSHIP PLANNING BOARD

William K. Blak, Secretary

Donald Nixon, Chairman

*approval 2/21/80*  
*W. Hyland A-1 and A-2, 2/11/80; W. Hyland A-3, 2/11/80*  
*and W. Hyland A-4, 2/18/80*

NEW JERSEY STATE POLICE ACCIDENT STATISTICS

DATE RANGE: 04/01/2018 THRU 07/09/2020

STATION/UNIT: ALL

I INJURED  
K KILLED  
E EJECTED

South 47

CASE	DATE	DAY	TIME	V1	SEX	AGE	S/B	V2	SEX2	AGE2	S/B2	ROAD	DIR	MP#	Mun	I	K	E	Seq1	ROAD	WEATH	C/C	ALC
A050201800169A	05/10/2018	THU	0237	01	M	28	11					State Highway 47 S	S	19.4	0504	1	0	0	05	DRY	CLEAR	01	NO
A050201800239A	06/15/2018	FRI	1448	08	M	57	09	04	M	30	04	State Highway 47 S	S	19.3	0504	0	1	1	01	DRY	CLEAR	00	NO
A050201800239A	06/15/2018	FRI	1448	08	M	57	09	04	M	30	04	State Highway 47 S	S	19.3	0504	0	1	1	01	DRY	CLEAR	06	NO
A050201800244A	06/20/2018	WED	1130	01	M	22	04	04	F	41	04	State Highway 47 S	S	19	0504	0	0	0	26	DRY	CLEAR	02	NO
A050201800247A	06/22/2018	FRI	1709	04	F	21	04	04	F	57	04	State Highway 47 S	S	19.3	0504	0	0	0	26	DRY	CLEAR	02	NO
A050201800281A	07/04/2018	WED	1250	01	M	28	04	01	F	36	04	State Highway 47 S	S	19	0504	2	0	0	26	DRY	CLEAR	02	NO
A050201800288A	07/05/2018	THU	1155	04	F	44	04	04	M	69	04	State Highway 47 S	S	19	0504	0	0	0	26	DRY	CLEAR	02	NO
A050201800345A	07/26/2018	THU	1659	01	F	52	04	04	U	0	00	State Highway 47 S	S	19.3	0504	0	0	0	26	DRY	CLEAR	25	NO
A050201800373A	08/07/2018	TUE	1241	03	M	28	04	05	M	22	04	State Highway 47 S	S	19.2	0504	0	0	0	26	DRY	CLEAR	02	NO
A050201800395A	08/18/2018	SAT	1058	01	M	25	04	01	M	47	04	State Highway 47 S	S	19	0504	0	0	0	26	DRY	CLEAR	09	NO
A050201800396A	08/18/2018	SAT	1042	01	F	63	04	04	F	36	04	State Highway 47 S	S	19	0504	1	0	0	26	DRY	CLEAR	09	NO
A050201900085A	02/14/2019	THU	1534	08	M	24	08					State Highway 47 S	S	19.5	0504	0	0	0	05	DRY	CLEAR	01	NO
A050201900089A	02/20/2019	WED	1017	01	M	25	04					State Highway 47 S	S	19.5	0504	0	0	0	05	SNOWY	SNOW	01	NO
A050201900159A	04/19/2019	FRI	1817	01	F	40	04	04	M	57	04	State Highway 47 S	S	19	0504	0	0	0	26	DRY	CLEAR	02	NO
A050201900204A	05/17/2019	FRI	1455	01	M	41	04	01	F	19	04	State Highway 47 S	S	19.5	0504	0	0	0	26	DRY	CLEAR	09	NO
A050201900257A	06/05/2019	WED	1757	01	M	27	04					State Highway 47 S	S	19.9	0504	1	0	0	22	DRY	CLEAR	00	NO
A050201900257A	06/05/2019	WED	1757	01	M	27	04					State Highway 47 S	S	19.9	0504	1	0	0	22	DRY	CLEAR	00	NO
R032201900001A	06/14/2019	FRI	1757									State Highway 47 S	S	19.9	0504	0	0	0		INTERRUPTED	INTERRUPTED	XX	NO
A050201900320A	06/28/2019	FRI	2129	04	M	67	04	01	F	70	04	State Highway 47 S	S	19	0504	1	0	0	26	DRY	CLEAR	09	NO
A050201900379A	07/19/2019	FRI	1128	04	F	19	04	05	M	31	04	State Highway 47 S	S	20	0504	0	0	0	26	DRY	CLEAR	09	NO
A050201900487A	08/15/2019	THU	1241	04	M	23	04	04	F	52	04	State Highway 47 S	S	19.5	0504	0	0	0	26	DRY	CLEAR	09	NO
A050201900536A	09/07/2019	SAT	1204	08	M	41	08	08	F	38	08	State Highway 47 S	S	19.5	0504	2	0	2	26	DRY	CLEAR	08	NO
A050202000087A	04/22/2020	WED	1750	01	F	19	11					State Highway 47 S	S	19.4	0504	1	0	0	05	DRY	CLEAR	01	NO
A050202000118A	05/29/2020	FRI	1702	01	M	21	04	01	F	66	04	State Highway 47 S	S	19	0504	0	0	0	26	DRY	CLEAR	09	NO
A050202000163A	06/23/2020	TUE	1148	04	M	43	04	04	M	81	04	State Highway 47 S	S	19.3	0504	0	0	0	26	DRY	CLEAR	02	NO

NEW JERSEY STATE POLICE ACCIDENT STATISTICS

DATE RANGE: 04/01/2018 THRU 07/09/2020

STATION/UNIT: ALL

CASE	DATE	DAY	TIME	V1	SEX	AGE	S/B	V2	SEX2	AGE2	S/B2	ROAD	DIR	MP#	Mun	I	K	E	Seq1	ROAD	WEATH	C/C	ALC
A050202000169A	06/26/2020	FRI	0757	05	M	60	04	01	M	72	04	State Highway 47 S	S	19.6	0504	0	0	0	26	DRY	CLEAR	09	NO
A050202000176A	06/28/2020	SUN	1534	04	M	56	10	04	F	66	11	State Highway 47 S	S	19.1	0504	6	0	0	26	DRY	CLEAR	04	NO
A050202000189A	07/04/2020	SAT	0951		M				F			State Highway 47 S	S	19	0504	0	0	0		INTERRUPTED	INTERRUPTED	XX	NO
A050202000197A	07/07/2020	TUE	0705	01	M	37	04	01	M	0	00	State Highway 47 S	S	19	0504	0	0	0	26	DRY	CLEAR	25	NO

Total Number of Records Selected: 29

*- 2 - Feb*

*- 2 - Interrupted*

*25 total*

NEW JERSEY STATE POLICE ACCIDENT STATISTICS

DATE RANGE: 04/01/2018 THRU 07/09/2020

STATION/UNIT: ALL

North 47

CASE	DATE	DAY	TIME	V1	SEX	AGE	S/B	V2	SEX	AGE	S/B2	ROAD	DIR	MP#	Mun	I	K	E	Seq1	ROAD	WEATH	C/C	ALC
A050201800175A	05/12/2018	SAT	2354	01	F	18	11	01	M	18	11	State Highway 47 N	N	19.3	0504	4	0	0	08	WET	RAIN	00	NO
A050201800175A	05/12/2018	SAT	2354	01	F	18	11	01	M	18	11	State Highway 47 N	N	19.3	0504	4	0	0	08	WET	RAIN	14	NO
A050201900171A	04/27/2019	SAT	1928	01	M	20	11	01	F	19	11	State Highway 47 N & Jakes Landing Road	N	19.8	0504	2	0	0	08	DRY	CLEAR	01	NO
A050201900197A	05/13/2019	MON	0856	01	M	62	04	01	M	31	11	State Highway 47 N	N	19.7	0504	0	0	0	26	WET	RAIN	02	NO
A050201900271A	06/10/2019	MON	1729	01	M	36	11					State Highway 47 N	N	19.9	0504	0	0	0	05	DRY	CLEAR	02	NO
A050201900429A	08/02/2019	FRI	1144	05	F	29	11	10	M	43	04	State Highway 47 N	N	19.2	0504	0	0	0	26	DRY	CLEAR	02	NO
A050201900637A	10/29/2019	TUE	1916	29	M	51	04					State Highway 47 N	N	19	0504	0	0	0	24	DRY	CLEAR	57	NO
A050202000019A	01/22/2020	WED	0752	01	F	55	11	01	F	45	04	State Highway 47 N	N	19.8	0504	1	0	0	26	DRY	CLEAR	20	NO
A050202000019A	01/22/2020	WED	0752	01	F	55	11	01	F	45	04	State Highway 47 N	N	19.8	0504	1	0	0	26	DRY	CLEAR	20	NO
A050202000040A	02/12/2020	WED	1301	05	F	60	11	10	M	46	04	State Highway 47 N	N	19	0504	0	0	0	26	DRY	CLEAR	02	NO

Total Number of Records Selected: 10

- 3 - Jan / Feb

7 total





## *Holly Lake Condominium Association*

70 Lake Drive  
P.O. Box 277  
Dennisville, NJ 08214  
Ph: 609-861-0662 Fx: 609-861-4454  
hcla277@comcast.net / hollylakeresortnj.com

August 31, 2020

Mr. Joseph D. Bertoni, Deputy Commissioner  
New Jersey Department of Transportation  
P.O. Box 600  
Trenton, NJ 08625-0600

**RE: NJ Route 47 – Mile Marker 19 to Mile Marker 20 located in  
the Township of Dennis, County of Cape May**

Dear Mr. Bertoni:

I am writing on behalf of the Board of Trustees of Holly Lake Campground Condominium Association and all 342 units therein.

Holly Lake has a direct entrance onto Route 47 at mile marker 19.5 located in Dennis Township, Cape May County. This entrance onto Route 47 has a deadly blind curve with an extremely poor sight line. We have requested information from the New Jersey State Police which reflects the number of accidents occurring between mile markers 19 and 20 on Route 47 in the location of Holly Lake. Please note how many deaths, ejections, serious injuries and accidents have occurred in that area. Attached are the reports from the NJ State Police.

We believe that your engineer should also look at the line of sight onto Route 47 from Holly Lane to ensure no culpability on the part of the State. There is no clear line of sight neither when exiting our facility and entering onto Route 47 nor when entering the facility from the southbound lane turning left across Route 47 due to the curve and the high rate of speed at which the traffic travels on Route 47. As a matter of fact, subsequent to July 27, 2020, four (4) additional accidents have occurred in this vicinity. On July 27, 2020, one of our residents was nearly killed while trying to exit Holly Lane and enter onto Route 47 due to the lack of sight line and the speeding on Route 47.

Because of the extremely dangerous entrance/exit from Holly Lane onto Route 47, we have tremendous concern for the safety and well-being of the 342 unit owners of Holly Lake, as well as our employees. We are requesting that you review this area to confirm compliance with the required line of sight for clear distance on the curve.

It is our belief that if the trees and shrubs were cleared near the entrance onto Holly Lane, a much safer turn could be negotiated by vehicles attempting to enter/exit our facility onto/from Route 47 as the curve in the road would not be so blind.

Further, it is our belief that perhaps a flashing yellow light could be installed at Route 47 and Holly Lane in an effort to slow traffic so that more deaths and injuries could be avoided.

In addition, perhaps the NJDOT would consider installing rumble sticks on the curve in both directions just before Holly Lake in a greater effort to slow the always speeding traffic in that area and to hopefully avoid more accidents.

There are small traffic signs indicating "hidden driveway". If these signs could have lights surrounding them, perhaps that would help slow traffic and allow for safer exit and entrance by the residents of the 342 units within Holly Lake.

In the case of a catastrophic event, like a hurricane or tornado, residents of Holly Lake would be hard-pressed to be able to exit onto Route 47 due to the dangerous conditions. It is imperative that something be done as soon as possible so that more lives aren't lost or damaged between mile markers 19 and 20.

Lastly, we would also like to request a street lamp at the corner of Route 47 and Dudican Lane, another exit site for the residents of Holly Lake.

Thank you for your prompt attention and reply to this matter. We look forward to hearing from you in the very near future.

Sincerely,

Carole L. Nasella  
President, Holly Lake Campground Condominium Association

cc: Governor Phil Murphy – via regular mail  
Congressman Jeff VanDrew - via regular mail  
Cape May County Planning Board – via regular mail & email  
Will Morey, Freeholder Liaison, CMC Planning Board – via email  
Leslie Gimeno, Director, CMC Planning Board – via email  
NJDOT Inspector General – via regular mail





**CONSULTING ENGINEERS • PLANNERS  
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William J. Olbrich, PLS  
Matthew Baldino, PE, CME  
Corey R. Gaskill, PE, CME  
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September 22, 2020

Civil Engineering  
Land Use Planning & Design  
Site Engineering  
Traffic Engineering  
Land Surveying  
Municipal Engineering  
Soils Investigation  
Traffic Impact Studies  
NJDOT Permitting  
Phase I Environmental Studies  
Permeability Testing  
Septic System Design  
Wetlands Delineation  
Global Positioning Surveying (GPS)  
Geographic Information Systems (GIS)  
Planning/Zoning Board Representation

Dennis Township Consolidated Land Use Board  
C/o Eileen McFillin, Board Administrator (via email)  
571 Petersburg Road  
Dennisville, NJ 08214

Re: Amended Site Plan Application  
Holly Lake Condominium Association  
Blocks 57 / 59 / 60, Lots 16 / 1 & 8 / 1 – 35 Holly Road  
Dennis Township, Cape May County, NJ  
Our Comm. No. 28053.01 – **Technical Review**

Dear Members of the Board:

I have reviewed the following items submitted for the above referenced application:

- A. Dennis Township Consolidated Land Use Board Application with Application Narrative
- B. Holly Lake Resort Dudican Road Entrance/Exit Plan prepared by Van Note-Harvey Associates, Inc., dated 9-3-20, five (5) sheets
- C. Cape May County Planning Board Review Letter dated 4-9-80
- D. Dennis Township Planning Board Resolution dated 2-20-80
- E. New Jersey State Police Accident Statics for NJSH Route 47 Mile Marker 19-20 from 4-1-18 to 7-9-20

The following comments are offered regarding the request for amended site plan approval:

**Project Description:**

This is an application by Holly Lake Condominium Association to amend the approved site plan to permit entry to the site through the Dudican Road access drive aisle. The Dennis Township Planning Board Resolution dated 2-20-80 states this access drive is to only be utilized as an exit. Currently, the site has access from Dudican Road and Holly Road.

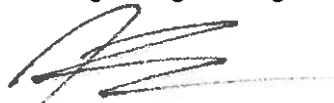
**Technical Comments**

1. The Dudican Road access drive consists of a concrete/stone surface with a flared apron and control gate. The access drive is 30 feet wide and exceeds the ordinance requirement of 25 feet for a 2-way travel drive. The applicant should clarify to the Board the types of vehicles that utilize the access drive.
2. It is recommended the applicant remove any vegetation and/or obstructions located within the Dudican Road sight triangle.
3. The following agency approvals are required for this application:
  - a. Any and all other regulatory agencies having jurisdiction

The above comments should be considered prior to acting on this application.

Should you have any questions, please feel free to give me a call.

Fralinger Engineering PA



J. Michael Fralinger, Jr., PE, CME

Cc: Jon D. Batastini, Esq. (via email)  
Corey Gillman, Esq. (via email)  
Van Note-Harvey Associates, Inc. (via email)  
Holly Lake Condominium Association (via email)