

6:56:31 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD
Regular Meeting - May 28, 2020 at 7:00 p.m.

Attendance: See Attached Roll Call - Voting Record Sheet

APPLICATIONS:

GNL, LLC - Block 251, Lot 21: Located on Kings Highway in South Seaville in a Moderate Residential (R3) Zoning District. Applicant seeking approval for a two (2) lot minor subdivision to separate the two (2) single family dwellings existing on the property. Bulk variances are also requested.

HRD HOLDINGS, LLC AND WOJCIK, MATTHEW & AMANDA - Block 121, Lots 21.01, 21.02 and 21.03: Located on Woodbine Boulevard and Gibson Lane in South Seaville in Village Residential (VR) and Village Commercial Zoning Districts. Applicant seeking to construct a 6' high solid vinyl fence along the Gibson Lane and Hawks Ridge Lane frontage. A variance is requested because only chain link or similar material is permitted in front yards.

Correspondence:

Discussion:

Resolutions:

Esposito, Lisa - Block 71, Lots 19 and 20

Minutes: February 27, 2020

Bills

Adjourn

- 6:56:31 PM - - Start Recording
- 6:56:40 PM - - Turner- Review Zoom meeting procedures. Advised that a Township Committee had been hacked, but will try to monitor.
- 6:57:58 PM - - Butto - Call meeting to order
- 6:58:26 PM - - Roll Call - All present but Boylan.
- 6:59:27 PM - - Butto - first matter GNL, LLC
- 6:59:59 PM - - Thomas Hillegass, Esquire - attorney for applicant. Family owned LLC. This is a large parcel with 3 single dwellings. Proposing to subdivide into 2 lots each with 1 dwelling, with the 3 dwelling removed.
- 7:01:43 PM - - Merylee Hurley - take oath administered by Mr. Batastini.
- 7:02:08 PM - - Batastini - also administered oath to Mr. ~~Swenson~~ and Mr. Fralinger.
- 7:02:24 PM - - Hillegass - questions to Ms. Hurley.
- 7:02:34 PM - - Hurley - purchased property with 3 buildings. One building was a danger and was removed. Propose to renovate the existing 2 structures. Retained Martinelli to prepare plans.
- 7:03:32 PM - - Hillegass - questions to Mr. Swenson
- 7:03:49 PM - - Swenson - describe parcel. Existing structures are in need of renovation. Describe location of property. One lot they requesting variance to provide most area that they can. Referred to review letter from Mr. Fralinger. Has survey from 1987 when dwelling was being built, which shows location of well and septic. The survey also shows the septic and well on the other lot. Can set markers as requested as well. Main purpose of the subdivision is to have one house on each lot. Other

- request for reduction in acreage on the one lot, which is under 3 acres that is required. Reviewed other existing setbacks and variances being requested.
- 7:10:52 PM - - Hillegass - questions to Swenson regarding C variance and positive and negative criteria that must be met.
- 7:12:24 PM - - Walsh - ask Mr. Swenson to speak into mic as it's hard to hear him because he keeps turning his head.
- 7:13:11 PM - - Swenson - houses are in need of renovations, which will improve their appearance. Houses have existed on site for a number of years and people have been living in them. The third house was in really bad shape and has already been torn down. Will improve the neighborhood - trying to lessen a bad situation. Sees no detriment to the community at all. One house was built in 1987 and the other pre-existed that date. Both have septic systems.
- 7:15:57 PM - - Hillegass - proposed renovations would bring properties into compliance. Mr. Swenson confirmed this.
- 7:16:32 PM - - Hillegass - Swenson's background
- 7:16:49 PM - - Swenson - certified landscaper ^{surveyor} and has testified before other Boards, but not this one. Also works for the Martinelli Group.
- 7:17:27 PM - - Hillegass - would like to enter his expertise as a land surveyor.
- 7:18:08 PM - - Batastini - polled Board for objections - none.
- 7:18:27 PM - - Batastini - ask Hillegass if he has anything to add - none.
- 7:18:44 PM - - Fralinger - engineer's report.
- 7:20:34 PM - - Swenson - respond to Fralinger's report with "no problem"
- 7:20:49 PM - - Batastini - any questions for applicant from the Board?
- 7:21:03 PM - - Butto - which house is in the back
- 7:21:09 PM - - Swenson - the house built in 1987 which is toward the rear of the property
- 7:21:52 PM - - Butto - is it a modular or a trailer
- 7:22:06 PM - - Swenson - it's a modular
- 7:22:25 PM - - Penrose - how many bedrooms to those 2 dwellings contain
- 7:22:42 PM - - Hurley - believes each has 3 bedrooms
- 7:23:15 PM - - Hillegass - applicant isn't proposing any new constructions, so wetlands doesn't have any jurisdiction unless they are increasing it by he believes 400 square feet
- 7:23:54 PM - - Batastini - is there a wetlands delineation
- 7:24:10 PM - - Hillegass - doesn't believe any delineation was ever done and there is no addition proposed.
- 7:25:03 PM - - Batastini -
- 7:25:16 PM - - Fralinger - reviewed condition of Resolution
- 7:25:37 PM - - Batastini - any other questions
- 7:25:47 PM - - Butto - open to public
- 7:26:07 PM - - Turner - review names of possible members of the public
- 7:26:26 PM - - Batastini - speak with public members, no comments, Ms. Guida supports application
- 7:26:57 PM - - Batastini -
- 7:27:01 PM - - Hillegass - summarize application
- 7:27:49 PM - - Batastini - proposed motion to approve preliminary and final subdivision with variances
- 7:28:39 PM - - Turner - motion to approve with reasons
- 7:28:51 PM - - Cowan - second
- 7:30:03 PM - - Roll call - All members present and voting voted in the affirmative.
- 7:31:42 PM - - Hillegass - thank Board,
- 7:31:49 PM - - Butto - offer condolences to Mr. Cowan on loss of his father.
- 7:32:22 PM - - Butto - next application HRD Holdings, LLC and Matthew and Amanda Wojcik.
- 7:33:09 PM - - Jeffery Barnes, Esquire - attorney for applicants. Anthony Dailey and Anthony Saduk and Mark Gibson are with him as well. Applicant is seeking variance to construct 6 foot high solid vinyl fence. Previously approved for preliminary and final

major subdivision. Essentially is a 3 phase subdivision. Described each phase. The fence is associated with phase 3. Site itself is not in the Pinelands. Idea for fence is for enhanced visual barrier between homes and the lumber yard property.

- 7:35:44 PM - - Batastini - administer oath to Anthony Saduk (313 Fremont Avenue, Woodbine), Mark Gibson, Anthony Dailey (356 Main Street, South Seaville).
Barnes - ask Dailey and Saduk to use same devise instead of 2 device in one room.
- 7:37:51 PM - - Gibson - proposing about 130 feet of lineal fence, which would be permitted if it was chain link. Describe proposed location for the fence. Reason they are here is because both the lumber yard and the individual property owners want the fence. Fence will be on lumber yard property and will be maintained by the owner of the lumberyard.
- 7:39:29 PM - - Barnes - owners of lumber yard, Matthew and Amanda Wojcik, are also applicants.
- 7:39:58 PM - - Gibson - continue with testimony regarding fence, location, ingress and egress. Vinyl fence would start 10 feet back from the property line. Has reviewed Fralinger's report and has no problem with his recommendations. Will revise plans to include requested gate.
- 7:41:45 PM - - Barnes -
- 7:42:00 PM - - Gibson - will be partial vegetation as buffer as it is something that was already agreed upon. Tan fence will enhance the vegetative buffer.
- 7:42:51 PM - - Barnes -
- 7:42:54 PM - - Gibson - it is an enhanced buffer that adjoining neighbors want and it will improve the neighborhood.
- 7:43:17 PM - - Barnes - criteria
- 7:43:27 PM - - Gibson - believes that application meets the necessary criteria. Believes its a win/win for both the neighbors and the community. Tan or dark tan vinyl fence is far superior to a chain link fence application in this case. Will not impact the zone plan or ordinance.
- 7:45:20 PM - - Butto - ask who else is on
- 7:45:40 PM - - Amanda Wojcik - said it was her
- 7:45:49 PM - - Batastini - admister oath to Amanda Wojcik (356 Gracetown Road, South Seaville)
- 7:46:22 PM - - Barnes - questions to Amanda
- 7:46:29 PM - - Amanda Wojcik - she and husband own lumber yard and will maintain fence if application approved.
- 7:46:53 PM - - Batastini - anything further to add
- 7:47:06 PM - - Hillegass - no
- 7:47:11 PM - - Fralinger - engineer's report
- 7:47:57 PM - - Batastini - any questions from Board
- 7:48:05 PM - - Walsh - thinks it will be a nice fence, but on behalf of Environmental Commission, wants to know how wildlife will be affected. How high above ground will fence be?
- 7:48:58 PM - - Saduk - will be 6 inches from bottom grade and 6 feet high.
- 7:49:30 PM - - Walsh - shrubbery is on lumber yard side?
- 7:49:50 PM - - Gibson - yes from prior approval. Doesn't know how to deal with - describe area in detail. As previously approved the vegetation was on the lumber yard side of the sidewalk.
- 7:51:12 PM - - Cowan - if Wojcik's sell property, who is responsible for fence.
- 7:51:44 PM - - Barnes - any subsequent property owner would be responsible.
- 7:52:06 PM - - Amanda Wojcik - it's in writing and any future owner would be responsible. Benefits them as much as the development to have the fence.
- 7:52:47 PM - - Butto - attached to the property, so it goes with the property.
- 7:53:08 PM - - Batastini - anything else from the Board. None. Open to public.

7:53:32 PM - - Guida - supports application; has been to lumber yard many times; she is a registered builder and thinks its a good solution.

7:54:12 PM - - Butto -

7:54:16 PM - - Batastini - any other public comments. Confirm Ms. Guida's testimony was truthful.

7:54:56 PM - - Butto - close public comment.

7:55:10 PM - - Batastini - proposed Resolution to grant variance requested.

7:55:38 PM - - Penrose - motion to approve

7:56:04 PM - - Turner - second

7:56:22 PM - - Roll call - all members present and voting, voted in the affirmative

7:58:35 PM - - Batastini - thanked everyone

7:58:50 PM - - Butto - Esposito Resolution

7:59:00 PM - - Batastini - application heard back in February, review for Board members

8:00:38 PM - - Watson - motion to approve

8:00:46 PM - - Walsh- second

Roll call - all voting yes with abstain by Turner

8:01:45 PM - - Batastini - minutes from

8:01:52 PM - - Walsh - motion to approve

8:02:00 PM - - Penrose - second

8:02:07 PM - - Batastini - ask for voice vote - all in favor

8:02:21 PM - - Butto - bills

8:02:34 PM - - Cowan - motion to approve

8:02:50 PM - - Walsh - second

8:02:57 PM - - Roll call - all voted in the affirmative

8:04:05 PM - - Batastini - received communication from Jackie Justice regarding outside dining asked Turner to address

8:04:36 PM - - Turner - have nothing in the Township preventing outdoor dining, but groups have asked for something saying it is permitted. The Township Committee has nothing against it.

8:05:31 PM - - Batastini - nothing that the Board has to do because it's outside it's scope. Believes it's temporary.

8:06:01 PM - - Turner - wasn't aware of a temporary nature. Trying to help the businesses out due to the current conditions.

8:06:40 PM - - General conversation.

8:06:53 PM - - Batastini - ask for motion to adjourn.

8:07:06 PM - - Motion made and seconded to adjourn.

8:07:17 PM - - Turner - update

8:08:07 PM - - Fralinger - 2 applications, hasn't had chance to review.

8:08:45 PM - - Turner - hoping will be able to have meeting in building next month.

8:09:06 PM - - General conversation among Board members.

8:09:54 PM - - Stop Recording