

7:01:54 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD  
Regular Meeting - June 25, 2020 (via Zoom)

Attendance: Turner, McEvoy, Walsh, Cowan, Penrose, Watson,  
Frie, Chambers, Hope, Boylan, Butto, Fralinger, Batastini

Applications:

ESPOSITO, LISA - Block 71, Lots 18, 19 and 20: Located on Church Lane in Dennisville in a Village Residential (VR) Zoning District. Applicant seeking minor subdivision approval to relocate an existing property line as per previous approval. Variances for lot area, lot width, lot depth and rear yard setback are requested.

ZAPPY, ANTHONY - Block 241, Lot 6.02; B & R LAND, LLC - Block 241, Lots 6.01 and 6.02: Located on Route 9 and East Rising Sun Drive in the Ocean View Center District. Applicant seeking amended site plan approval, as well as a use variance to establish and maintain a 2,500 square foot craft brewery in a previously approved office/garage building. POSTPONED UNTIL JULY, 2020 MEETING.

Correspondence:

Discussion:

Resolutions:

GNL, LLC - Block 251, Lot 21  
HRD HOLDINGS, LLC & MATTHEW AND AMANDA WOJCIK - Block 121, Lots 21.01, 21.02 and 21.03

Minutes: May 28, 2020

Bills

Adjourn

- 7:01:54 PM - - Start Recording
- 7:01:56 PM - - Butto - call to order
- 7:02:21 PM - - Roll Call
- 7:03:15 PM - - Butto - Esposito application
- 7:04:01 PM - - Batastini - announcement that previous application with respect to Zappy/ B & R Land, LLC has requested to have at least 7 members present and is being moved to July, 2020 meeting.
- 7:05:23 PM - - Batastini - swear in Joe Maffei, Fralinger, Lisa Esposito, James Esposito (each takes oath) Lisa Esposito, 12 Church Road, Dennisville, NJ; Joseph Esposito - same address.
- 7:06:45 PM - - Maffei - on behalf of applicant. Appeared before the Board previously, now back to the Board to follow-up. Review application requests; previous approvals granted in February, 2020. Back with respect to lot lines and to make more conforming.
- 7:08:22 PM - - Batastini - ask Board for questions, none.
- 7:08:31 PM - - Fralinger - engineer's report.
- 7:09:40 PM - - Maffei - OK with engineer's comments.

7:09:50 PM - - Batastini - open to public, no public, just Board members, close public portion.  
 7:10:12 PM - - Batastini - form of motion to approve application, with conditions  
 7:10:30 PM - - Watson - motion to approve  
 7:10:38 PM - - Walsh - second  
 7:11:22 PM - - All members voted in the affirmative - motion passes.  
 7:12:25 PM - - Butto - Zappy is not here this evening.  
 7:12:35 PM - - Butto - Resolutions  
 7:12:49 PM - - Batastini - needs to exit meeting and will then come back on.  
 7:16:00 PM - - Batastini - back to meeting. Resolution for HRD Holdings. (Problem with shared screen, Turner trying to help him correct. Turner accessing his email to retrieve Resolution for HRD. Turner took over screen sharing at this point to display Resollution.)  
 7:20:27 PM - - Batastini - scroll through Resolution - ask for motion to approve.  
 7:20:59 PM - - Turner - motion to approve  
 7:21:05 PM - - Hope - second  
 7:21:40 PM - - All members voted in the affirmative - Resolution passes.  
 7:22:01 PM - - Butto - Resolution for GNL.  
 7:22:16 PM - - Batastini - review Resolution for GNL.  
 7:23:56 PM - - Turner - motion to approve  
 7:24:03 PM - - Watson - second  
 7:24:40 PM - - All members voted in the affirmative.  
 7:24:55 PM - - Butto - minutes  
 7:25:01 PM - - Walsh - motion to approve  
 7:25:08 PM - - Turner - second  
 7:25:40 PM - - All members voted in the affirmative.  
 7:25:49 PM - - Butto - bills - read into record.  
 7:26:11 PM - - Walsh - motion to approve  
 7:26:32 PM - - McEvoy - second  
 7:27:03 PM - - All members voted in the affirmative.  
 7:27:10 PM - - Butto - will next meeting be in Township Hall.  
 7:27:21 PM - - Turner - going to try to have next Township meeting with Committee members present and everyone else appearing via Zoom. Will have to wait and see.  
 7:28:02 PM - - Turner - polled Board to get their feelings on that.  
 7:28:23 PM - - Batastini - will masks need to be worn.  
 7:28:31 PM - - Turner - believes masks will be required.  
 7:28:53 PM - - Motion made and seconded to adjourn.  
 7:29:05 PM - - Meeting adjourned.  
 7:29:29 PM - - General conversation among Board members.  
 7:30:14 PM - - Stop Recording