

6:59:31 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD - Work Session  
September 3, 2020 at 7:00 p.m.

Attendance:

Applications to be Reviewed for Completeness:

SOFRONEY, JAMES - Block 236, Lot 6.19: Located on Woodbine-Ocean View Road off of Route 9 in the Ocean View Center District. Applicant seeking preliminary and final site plan approval to construct a 12,000 square foot building which will contain 5 - 450 square foot (2,250) of office space, 8,400 of storage space and a two bedroom residential apartment on the second floor. Variances for minimum front yard parking, maximum building length and freestanding sign are requested.

6:59:31 PM - - Start Recording  
6:59:34 PM - - Meeting called to order.  
6:59:43 PM - - Paul Dietrich, P.E. appeared on behalf of the applicant. (Breaking up.) Site plan on Ocean View - Woobine Road. (Keeps cutting out.) Going to log on with cell phone to see if that's better. Period waiting for re-connection. Major site plan, second lot in off of Route 9 - behind dance studio. Can only do 1 residential use above, determined after consulting with the Cape May County Health Department. Need variances for front yard parking, maximum building length and freestanding sign. Discussed freestanding sign. Meets parking requirements. No impact on neighbors - mostly commercial location. Believes engineer's letter outlines pretty much what is needed.  
7:04:56 PM - - Batastini -  
7:05:01 PM - - Fralinger - almost identical to application next door; reviewed items on engineer's letter. Variances are straightforward. Discussed design waiver and made suggestions.  
7:06:29 PM - - Dietrich - will revise plans.  
7:06:36 PM - - Batastini -  
7:06:42 PM - - Sofroney - other project hasn't been started.  
7:06:56 PM - - Batastini - wanted to know drawback of not meeting the Code.  
7:07:49 PM - - Dietrich - there is a vacant lot between this project and the previously approved project.  
7:08:18 PM - - Batastini - as far as he is concerned, this application is deemed complete. Just asking questions.  
7:09:15 PM - - Dietrich - they are asking for front yard parking because they are too close.  
7:09:45 PM - - Batastini - just curious about setback.  
7:10:02 PM - - Dietrich - wanted to push building forward because other communities are doing it and he is in favor of it. Hoping that whoever develops center lot will make a shared driveway so that it can be shared and there can be an extended sidewalk, which he believes Batastini is talking about.  
7:11:28 PM - - Batastini - nothing further unless Board members have questions.  
7:11:45 PM - - Walsh - nothing  
7:11:50 PM - - Boylan - nothing  
7:12:01 PM - - Cowan - nothing.  
7:12:09 PM - - Sofroney - advised that Conestoga is a little backed up.  
7:12:29 PM - - Batastini - plans will need to be in 10 days prior to meeting.  
7:12:44 PM - - Dietrich - asked who to contact for a shared screen at the meeting for his presentation.  
7:13:10 PM - - Turner - explained that he will coordinate it.  
7:13:58 PM - - Dietrich - thank Board.  
7:14:11 PM - - Meeting concluded at 7:22 p.m.  
7:14:36 PM - -  
7:14:57 PM - - Stop Recording