

Township of Dennis
571 Petersburg Road
Dennisville, NJ 08214

The application with supporting documentation must be filed with the Planning Board Administrator between the first (1st) and fifteenth (15th) of the month prior to the scheduled.

TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Date Filed: _____ Application No. _____
Application Fee: \$ _____
Escrow Deposit: \$ _____

Scheduled for: Review of Completeness _____ Hearing _____

TO BE COMPLETED BY APPLICANT

1. SUBJECT PROPERTY:

Location: 264 Academy Road

Tax Map:

Page: 17 Block(s) 69 Lot(s) 4.01
Page: _____ Block(s) _____ Lot(s) _____

Dimensions:

Frontage: 1090.31' Total Depth: 1234.37' Total Area: 47.20 Acres

2. APPLICANT:

Name: Steven C. McKaig, Executor of Estate of Otis N. McKaig, Jr.

Address: 541 Hagan Road, Cape May Court House, NJ 08210

Phone: (609) 224-4777

Applicant is a Corporation _____ Partnership _____ Individual X LLC _____

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

Name: _____ Name: _____

Address: _____ Address: _____

Interest _____ Interest: _____

4. If Owner is other than the Applicant, provide the following information on the

Owner(s):

Owner's Name: _____ Phone No.: _____

Owner's Address: _____ Fax No.: () _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed, must be submitted for review and must be written in comprehensible English for approval.

Note: All deed restrictions, covenants, easements, association by-laws, existing or proposed, must be written in comprehensible English for approval.

Present use of the premises: Vacant

6. **Applicant's Attorney:** N/A Phone No.:()
Address: _____ Fax No.:()

7. **Applicant's Engineer:** Gibson Associates, P.A. Phone No.:(609) 624-1944
Address: 522 Sea Isle Blvd. Fax No.:(609) 624-1994
Ocean View, NJ 08230

8. **Applicant's Planning Consultant:** N/A Phone No.:()
Address: _____ Fax No.:()

9. **Applicant's Traffic Engineer:** N/A Phone No.:()
Address: _____ Fax No.:()

10. **List any other Expert** who will submit a report or who will testify for the applicant:
(Attach additional sheets as may be necessary)
Name: N/A Phone No.:()
Field of Expertise: _____ Fax No.:()
Address: _____

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

- Minor Subdivision Approval
 Subdivision Approval (Preliminary)
 Subdivision Approval (Final)

Number of lots to be created 3 Number of proposed dwelling units 3
(include remainder lot) (if applicable)

SITE PLAN:

- Preliminary Site Plan Approval _____ (Phases if applicable)
 Final Site Plan Approval _____ (Phases if applicable)
 Amendment or Revision to an Approved Site Plan

_____ Area to be disturbed (square footage)
_____ Total Number of proposed dwelling units

- Variance Relief (hardship) N.J.S. (40:55D-70c(1))
 Variance Relief (substantial benefit) N.J.S. (40:55D-70c(2))
 Conditional Use Approval N.J.S. (40:55D-67)
 Direct issuance of a permit for a lot lacking street frontage
(N.J.S. 40:55d-35)

12. **Section(s) of Ordinance** from which a variance is requested: any and all variances that may be deemed necessary.

13. **Waivers Requested** of Development Standards and/or Submission Requirements:
(Attach additional pages as needed) (1) Waiver of providing the size and capacity of the proposed sanitary facilities (section 165-10A(9)), and (2) any and all additional waivers that may be deemed necessary.

14. a. **Attach a copy of the Notice** to appear in the official newspaper of the Municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

b. **The publication and the service** on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the Hearing.
c. **An Affidavit of Service** on all property owners and a Proof of Publication must be

filed before the application will be complete and the hearing can proceed.

15. **Explain in detail** the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed):
The applicant is seeking approval to subdivide the existing parcel to create two (2) additional parcels (three (3) lots total)
16. **Is a public water line available?** No
17. **Is public sanitary sewer available?** No
18. **Does the application propose a well and septic system?** Yes
19. **Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?** No
20. **Are any off-tract improvements required or proposed?**
No
21. **Is the subdivision to be filed by Deed or Plat?**
Plat
22. **What form of security does the applicant propose to provide as performance and maintenance guarantees?** N/A
23. **Other approvals which may be required and date plans submitted:**

	<u>Yes</u>	<u>No</u>	<u>Date Plans Submitted</u>
Dennis Township Municipal Utilities Auth.	<u> </u>	<u>X</u>	<u> </u>
Cape May County Health Department	<u> </u>	<u>X</u>	<u> </u>
Cape May County Planning Board	<u>X</u>	<u> </u>	<u> </u>
Cape May County Soil Conservation Dist.	<u> </u>	<u>X</u>	<u> </u>
NJ Department of Environmental Protection	<u> </u>	<u>X</u>	<u> </u>
Sewer Extension Permit	<u> </u>	<u>X</u>	<u> </u>
Sanitary Sewer Connection Permit	<u> </u>	<u>X</u>	<u> </u>
Stream Encroachment Permit	<u> </u>	<u>X</u>	<u> </u>
Waterfront Development Permit	<u> </u>	<u>X</u>	<u> </u>
Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Tidal Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Potable Water Construction Permit	<u> </u>	<u>X</u>	<u> </u>
NJ Department of Transportation	<u> </u>	<u>X</u>	<u> </u>
Pinelands Comm. Certificate of Filing	<u>X</u>	<u> </u>	<u>Rec'd. 09/14/20</u>
Public Service Electric & Gas Comp.	<u> </u>	<u>X</u>	<u> </u>
Other	<u> </u>	<u>X</u>	<u> </u>

24. **Certification from the Tax Collector** that all taxes due on the subject property have been paid must be included with this application.
25. **List of Maps, Reports and other materials** accompanying the application. (Attach additional pages as required for complete listing)
- | <u>Quantity</u> | <u>Description of Item</u> |
|-----------------|---|
| <u>17</u> | <u>Plan of Proposed Minor Subdivision</u> |

The Applicant hereby request that copies of the reports of the professional staff reviewing this application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professionals listed.

Applicant's Professional Reports Requested:

Attorney: N/A Reports Requested: _____

Engineer: Gibson Assoc., PA Reports Requested: All reports

CERTIFICATIONS

26. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am a general partner of the partnership applicant. *(If the applicant is a corporation this must be signed by an authorized Corporate Officer. If the applicant is a partnership, this must be signed by a general partner.)*

Sworn to and subscribed before me
this 11 day of December 2020

~~CELESTINE ELAINE WALKER~~
~~NOTARY PUBLIC OF NEW JERSEY~~
~~Notary Public~~
~~State of New Jersey~~
Commission Expires 5/8/20

by: [Signature]
Steven C. McKaig

27. I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. *(If the owner is a corporation, this must be signed by an authorized Corporate Officer. If the owner is a partnership, this must be signed by a general partner.)*

Sworn to and subscribed before me
this 11 day of December 2020

~~CELESTINE ELAINE WALKER~~
~~NOTARY PUBLIC OF NEW JERSEY~~
~~Notary Public~~
~~State of New Jersey~~
Commission Expires 5/8/20

by: [Signature]
Steven C. McKaig

by: _____

28. I understand that the sum of \$1000.00 has been deposited in an escrow account. In accordance with the Ordinance of the Township of Dennis, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date: 12/11/20

by: [Signature]
Steven C. McKaig



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Richard Prickett
Chairman

Nancy Wittenberg
Executive Director

CERTIFICATE OF FILING

Application #: 1991-1161.003

Applicant: Steven McKaig

Municipality: Dennis Township

Block 69, Lot 4.01

Rural Development Area, PR Zoning District: 47.2 acres

Proposed Development

Three lot subdivision and the development of three single family dwellings

Plan(s) Subject of Certificate of Filing

Subdivision Plan, consisting of 2 sheets, prepared by Gibson Associates, P.A. and dated as follows:
Sheets 1 & 2, dated 9/23/2019, last revised 7/22/2020

for **Charles M. Horner, P.P.**
Director of Regulatory Programs

September 14, 2020

Date

BACKGROUND

Existing development:

- Vacant land

Relevant Information:

- There are wetlands located on the parcel.
- The proposed single family dwellings will be serviced by on-site septic systems.
- The Pinelands Commission staff has records of threatened and endangered species, including Northern pine snake, Barred owl and Cope's gray treefrog in the vicinity of the parcel.

CONDITIONS

1. Each septic system shall be located where the seasonal high water table is at least five feet below the natural ground surface.
2. Each septic system shall be located at least 300 feet from wetlands. All other development, including clearing and land disturbance, shall be located at least 150 feet from wetlands.
3. Prior to Commission issuance of a letter advising that any final municipal subdivision approval can take effect, a copy of the recorded deed (or stamped, receipted deed filed for recordation) containing a cluster development conservation restriction encumbering 43.9 acres of the proposed 45.2 acre open space lot must be submitted to the Commission.
4. Any plan submitted to the Township must be revised to reduce the proposed development envelope for proposed Block 69, Lot 4.01 from 1.3 acres to 1.1 acres.
5. Prior to Commission issuance of a letter advising that any municipal or county approvals or permits can take effect, information demonstrating that the proposed development will not have an irreversible adverse impact on any habitat critical to the survival of any population of Northern pine snake, Barred owl and Cope's gray treefrog must be submitted to the Commission.

NEXT STEPS

- This Certificate of Filing is not an approval.
- Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.



LOCAL AGENCY APPROVAL SUBMISSION CHECKLIST

- ✓ All approvals (including permits) issued by local agencies (including counties and municipalities) must be submitted to the Pinelands Commission. **No approval shall take effect and no development may occur until the Commission issues a letter indicating that the approval may take effect.**
- ✓ Identify the approvals required for your development proposal in the list below. Be sure to submit all items listed as quickly as possible as each approval is issued to you.
- ✓ Be sure that all approved plans contain all specified site restrictions and conditions listed in your Certificate of Filing (e.g., wetlands/wetland buffers, threatened/endangered species protection, scenic setback). This includes notes as well as depictions of clearly labeled lines, clearing limits, envelopes, etc.

	Type of approval(s):	Submit a copy to the Commission:
MUNICIPAL	<ul style="list-style-type: none"> • Subdivision approval (<i>preliminary, final, major and minor</i>) • Site plan approval (<i>preliminary, final, major and minor</i>) • Variance and/or waiver • Certificate of Appropriateness • General development plan approval 	<input type="checkbox"/> Resolution granting approval <input type="checkbox"/> Approved plan(s), signed and sealed <input type="checkbox"/> Municipal engineer's and planner's reports <input type="checkbox"/> Stormwater management report (<i>if revised since issuance of Certificate of Filing</i>)
	<ul style="list-style-type: none"> • Construction permit • Zoning permit • Demolition permit • Forestry permit • Mining permit • Certificate of Occupancy 	<input type="checkbox"/> Permit
COUNTY	<ul style="list-style-type: none"> • Subdivision approval (<i>preliminary/conditional, final, major and minor</i>) • Site plan approval (<i>preliminary/conditional, final, major and minor</i>) • Soil Conservation District certification 	<input type="checkbox"/> Approval <input type="checkbox"/> Approved plan(s), signed and sealed
	<ul style="list-style-type: none"> • Standard septic system permit 	<input type="checkbox"/> Permit <input type="checkbox"/> Approved plan (<i>only necessary if your Certificate of Filing contains a wetland protection condition and/or threatened/endangered species protection condition</i>)
	<ul style="list-style-type: none"> • Alternate design septic system permit 	<input type="checkbox"/> Permit <input type="checkbox"/> Approved plan <input type="checkbox"/> Written certification of approved plan by alternate design system manufacturer