

7:01:47 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD
Regular Meeting - February 25, 2021 at 7:00 p.m.

Attendance: Turner, Penrose, Cowan, Boylan, Chambers, Walsh,
Caprioni, Watson, McEvoy, Batastini, Fralinger

Applications:

WALTERS, RON: Block 96, Lot 19 - Located on Dennisville Road in South Dennis in a Village Residential (VR) Zone. Applicant seeking a use variance to convert an existing garage to a one (1) chair hair salon.

McKAIG, STEVEN C.: Block 69, Lot 4.01 - Located on Academy Road in Dennisville in a Pinelands Rural (PR) Zone. Applicant seeking minor subdivision approval to subdivide an existing 47.20 acre lot to create three (3) separate conforming parcels.

Other Business:

Correspondence:

Discussion:

Resolutions:

Minutes: January 28, 2021

Bills:

Adjourn.

- 7:01:47 PM - - Start Recording
- 7:01:50 PM - - Walsh - call meeting to order
- 7:02:21 PM - - Roll Call - All members present
- 7:03:19 PM - - Walsh - first application Ron Walters
- 7:03:50 PM - - Batastini - swear in Joe Maffei, Ron Walters and Fralinger
- 7:04:25 PM - - Maffei - existing residential dwelling; applicant's daughter lives in home; wants to create one chair hair salon in existing garage; will be ADA compliant; 2 existing non-conforming conditions (lot width and side yard set back) both of which are hardships. Lot is larger than what is required in zone. Requesting use variance. Business to be operated by Mr. Walter's daughter alone. No additional improvements proposed. No detriment to zone plan or zone ordinance. Property is about 300 feet from a commercial zone. Will not be able to tell what is going on there by looking at property.
- 7:08:40 PM - - Walsh - what are minimum requirements for a hair salon - number of sinks, etc.
- 7:09:03 PM - - Maffei - will only have 1 sink, will be a bathroom, 589 square feet building, no signage proposed, home business, customers will be by appointment
- 7:09:59 PM - - Watson - what about a small sign so people will know where business is - something about the sign of a real estate sign.
- 7:10:44 PM - - Maffei - good idea
- 7:10:49 PM - - Watson - hours of operation
- 7:10:55 PM - - Walters - imagine will be 9 to 5, which is what she works now.
- 7:11:16 PM - - Watson - how close is neighbor to the east
- 7:11:25 PM - - Maffei - thinks neighbor to east is approximately 30 - 40 feet

7:11:52 PM - - Watson - any trees along that line
 7:11:59 PM - - Maffei - neighbor has trees along the line and there are existing trees on the Walters property as well in front and other side of property
 7:12:36 PM - - Watson - thinks it would be nice to plant small evergreen near trapezoid to cut down impact to the east
 7:13:12 PM - - Walters - no problem, will put couple of bushes there
 7:13:36 PM - - Walsh -
 7:14:05 PM - - Batastini - (can't understand)
 7:14:37 PM - - Turner - Board has questions
 7:14:50 PM - - Walsh - what is property is sold, will business be permitted to continue
 7:15:05 PM - - Batastini - 2 choices, can go either way, up to Board
 7:15:26 PM - - Walsh - thinks it's a good idea for applicant's daughter, but wants to see limited to Mr. Walters daughter
 7:16:07 PM - - Caprioni - it is a requirement to have a sign for shop per New Jersey standards
 7:16:31 PM - - Batastini
 7:16:36 PM - - Walsh - would like options discussed
 7:16:46 PM - - Batastini - if accepted use for applicant's daughter, would be an accepted use for some one else
 7:17:17 PM - - Walsh - limiting it to one chair is fine
 7:17:30 PM - - Batastini - any other questions from Board - none. Ask Fralinger for his report.
 7:17:50 PM - - Fralinger - engineer's report
 7:20:12 PM - - Maffei - respond to Fralinger's report. Operations will be during daylight hours; will use existing lighting.
 7:20:51 PM - - Fralinger - continue with report
 7:21:38 PM - - Batastini - any questions for engineer - none; open to public - none, close public portion. Present form of motion to approve application and conditions of approval.
 7:24:43 PM - - Penrose - motion to approve
 7:24:51 PM - - Hope - second
 7:25:21 PM - - All members voting voted in the affirmative - motion passed
 7:25:39 PM - - Walsh - next application Steven C. McKaig
 7:25:59 PM - - Watson - recuse himself from the application
 7:26:09 PM - - Cowan - also recusing himself
 7:26:30 PM - - Batastini - administer oath to Mark Gibson and Steven McKaig.
 7:26:56 PM - - Walsh -
 7:27:02 PM - - Gibson - this is an application for a minor subdivision to create 3 lots out of 47 acres; applicant owns property; located in Dennisville; near elementary school; approximately 11,000 feet of frontage; has Pinelands approval - has met their conditions - 3 lots clustered in one area, etc.; no problem in complying with Board Engineer's comments. It is also a by-right subdivision.
 7:29:10 PM - - Batastini - this could be the first ever by-right subdivision in the Pinelands. There are no variances required. Ask Fralinger for his report.
 7:30:15 PM - - Fralinger - engineer's report - all 3 lots comply; confirm it is a by-right subdivision.
 7:31:54 PM - - Batastini - when he spoke with Brandon, the sections being referred to do not apply to this application.
 7:32:35 PM - - Gibson - this subdivision, due to the clustering, does not need to comply with sections discussed.
 7:33:11 PM - - Batastini - further discussion regarding clustering and discussion with Pinelands
 7:34:14 PM - - Gibson - the remainder portion of about 44 acres will be deed restricted and is being done as a Pinelands requirement of approval.
 7:35:01 PM - - Batastini - any questions - none; open to public - none, close. Present form of motion to approve application.
 7:35:31 PM - - Turner - motion to approve

7:35:36 PM - - Chambers - second
7:36:27 PM - - All members voting voted in the affirmative.
7:36:44 PM - - Walsh - minutes
7:36:48 PM - - Batastini - group vote - all in favor
7:37:01 PM - - Walsh - bills
7:37:15 PM - - Cowan - motion to pay bills
7:37:30 PM - - Chambers - second
7:38:28 PM - - All members voting in favor of paying bills.
7:38:44 PM - - Batastini - apologize for bad connection
7:39:11 PM - - Motion made and seconded to adjourn meeting
7:39:24 PM - - All in favor - meeting adjourned.
7:39:55 PM - - Stop Recording