

7:10:51 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD - Regular Meeting - June 24, 2021 - 7:00 p.m.

Attendance: Turner, Chambers, Penrose, Hope, Cowan, Watston, Walsh, Martucci, Fralinger, Batastini

Applications:

DENNIS 47 DEVELOPERS, LLC/WAWA - Block 64, Lot 30: Located on Route 47 in Dennisville in a Village Commercial (VC) District. Applicant seeking minor subdivision approval, as well as preliminary and final site plan approval and a use variance, to construct a 5,585 square foot Wawa convenience store with fueling facility and related site improvements. Various bulk variances are requested. (Continued to July 22, 2021 meeting to be held at Township Hall.)

COOPERWOOD, LLC - Block 120, Lot 62: Located on Route 83 in South Dennis in a Village Commercial (VC) District. Applicant seeking a site plan waiver to place a structure - which was previously used as a trailer - as a secondary permanent structure on the property to be used to serve food items during the summer season.

CEDAR LANDING, LLC - Block 120, Lots 123.01 - 123.18: Located on Brewers Lane in Dennisville, in a Rural Single Family Residential (R3) Zone. Applicant seeking all required approvals to waive the requirement to include sidewalks in the previously approved subdivision, including amended site plan approvals and all other necessary variances and waivers.

Other Business:

Discussion:

Resolutions:

Minutes: May 27, 2021

Bills:

Adjourn.

7:10:51 PM - - Start Recording  
7:10:53 PM - - Walsh - call meeting to order.  
7:11:16 PM - - Roll call.  
7:12:23 PM - - Walsh - Wawa application continued to 7/22/21 meeting at Township Hall.  
7:12:52 PM - - Batastini - will be no further notice as to the Wawa application.  
7:13:10 PM - - Walsh - Cooperwood, LLC application is next on the agenda.  
7:13:42 PM - - Batastini -  
7:13:50 PM - - Christopher Gillen-Schwartz - attorney for applicant. Review from last meeting. Went back to the drawingboard to prepare proposed elevations per the Board's request. The applicant is present.  
7:15:27 PM - - Batastini - administer oath to Ira N.  
7:15:47 PM - - Gillen-Schwartz - shared screen with all to show proposed (Turner showed screen for him). Drawing was shown. Described drawing, will have awning, will be made to blend in with existing building.

7:18:42 PM - - Ira N. - color of awning will be blue and white and siding will match the Creamery.

7:19:02 PM - - Gillin-Schwartz - want people to come for the food; the building will blend in. There will be a breeze-way between the buildings; the awning will look like it is coming out of the building. Drawings show what it will look like if you are standing outside the building.

7:20:40 PM - - Walsh - very dissatisfied with the rendering; doesn't depict the rendering that the Board should see; looks like an artist drawing and can't visualize what it is going to look like.

7:21:28 PM - - Ira N. - drawings were prepared by an architect. Was asked for a rendering and that is what was provided.

7:22:21 PM - - Gillin-Schwartz - can get some more drawings; wanted to keep it simple and not get too complicated. Would the Board be interested in more drawings.

7:23:34 PM - - Cowan - what will the trailer be on

7:23:42 PM - - Gillin-Schwartz - will be on a block but won't be visible.

7:24:06 PM - - Walsh - still trying to see how it will blend into the existing building.

7:24:37 PM - - Batastini - any other comments from Board members.

7:24:51 PM - - Fralinger - doesn't have anything to add to this application.

7:25:19 PM - - Batastini - open to the public, no public wishing to comment, close to public. Ask Gillin-Schwartz if he wants the Board to vote.

7:26:26 PM - - Gillin-Schwartz - ask Ira N. if he has any comment.

7:26:39 PM - - Ira N. - wants to make it look good.

7:26:52 PM - - Gillin-Schwartz - thanked Board for allowing them to come back; thought this would give the Board enough information.

7:27:24 PM - - Watson - it's not detailed, but gives him a general idea of what it will look like.

7:27:42 PM - - Batastini - ask for motion to approve site plan waiver and no use variance required.

7:28:20 PM - - Watson - motion to approve

7:28:32 PM - - Turner - second

7:28:40 PM - - Batastini - if application denied, applicant can come back with full site plan

7:30:17 PM - - Application denied.

7:30:24 PM - - Walsh - next application Cedar Landing, LLC

7:30:56 PM - - Turner - has to excuse himself from this application

7:31:08 PM - - Hope - also has to recuse himself

7:32:01 PM - - Justin Turner - attorney for applicant, Cedar Landing, LLC. With him are Robert Brewer and Mark Gibson.

7:32:45 PM - - Batastini - administer oath to Brewer and Gibson, as well as Fralinger (for this and previous application)

7:33:18 PM - - J. Turner - subdivision approval previously obtained. There are no sidewalks existing and wish to keep it that way. Questions to Brewer.

7:34:09 PM - - Brewer - confirm desire to waive sidewalk requirement; will complete driveway aprons.

7:34:44 PM - - Gibson - prepared design plans about 18 years ago to build Brewer's Lane. At the time a single sidewalk on one side of the road was required due to it being a rural road. Several of the lots were under 2 acres and the property is within 1.6 miles of a school a sidewalk was required on one side of the road. The project is almost built out. There are no sidewalks in area or leading down to the school. Would be a sidewalk only down to the County road. It would be a sidewalk to nowhere. Several driveways would have to be torn up. The residents are adequately served. Contacted State organization that monitors who said it is up to this Board whether to grant or deny and all would be required is a copy of the Resolution being sent to the DCA so they can keep track of the exceptions. Requesting approval.

7:39:22 PM - - J. Turner - questions to Gibson. Advise that he has pictures of the area available if the Board wishes to see them.  
7:40:10 PM - - Brewer - his father wanted to wait until the subdivision was almost done; driveway aprons installed; recession hit.  
7:41:11 PM - - Fralinger - engineer's report. Feels due to the circumstances the application can be granted with the condition of outside approvals being necessary.  
7:42:59 PM - - J. Turner - comments as to outside approvals  
7:43:23 PM - - Batastini - open to public  
7:43:31 PM - - Laura Laus - Brewer's Lane resident in favor and as far as she knows no other residents of Brewer's Lane are against it.  
7:44:09 PM - - Batastini - motion to grant  
7:44:19 PM - - Penrose - motion to approve  
7:44:25 PM - - Cowan - second  
7:45:34 PM - - All in favor - application granted.  
7:45:53 PM - - Walsh - Minutes of 5/27/21 - all in favor by voice vote.  
7:46:21 PM - - Walsh - bills - all in favor by voice vote  
7:46:55 PM - - Walsh - advise that next month's meeting will begin return to Township Hall for in person meetings.  
7:47:32 PM - - Turner - the work session on 7/1/21 will also be in person.  
7:47:48 PM - - Walsh - advise anyone who needs to to pick up their meeting packets at Township Hall.  
7:48:12 PM - - Meeting adjourned.  
7:48:25 PM - - Stop Recording