

7:03:33 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD - Regular Meeting - August 26, 2021 - 7:00 p.m.

*Watson,* Attendance: McEvoy, Caprioni, Martucci, Hope, Turner, Walsh, *Chambers,* Cowan, Batastini, Gaskill

Applications:

TOMLIN, CLARENCE - Block 51, Lot 2: Located on Sunset Road in Belleplain in a Pinelands Forest 25 District (PF25). Applicant seeks to demolish the existing structures and to construct a new single-family dwelling and a pole barn. The proposal requires variances for lot area, front and side yard setbacks to the principal building and a side yard setback to the accessory building.

GIBSON, JOHN C. - Block 120, Lots 122.02 and 122.03: Located on Woodside Drive in Dennisville in a Rural Single Family Residential (R3) Zone. Applicant seeking a de minimus waiver of RSIS requirement to include sidewalks in the previously approved subdivision.

ERM DRIFTWOOD, LLC - Block 261, Lots 19 and 22: Located on Route 9 in the Clermont Village Center District (CVC). Applicant seeking a use variance and preliminary and final site plan approval to construct 111 boat/RV storage units on an existing lot containing a RV sales and service building and storage building.

Other Business:

Discussion:

Resolutions:

Saduk, Anthony, Jr. - Block 120, Lot 115.02  
Dennis 47 Developers, LLC/Wawa - Block 64, Lot 30  
Two Brews, LLC - Block 261, Lot 31.02  
Bluefish Realty, LLC - Block 262, Lot 11.02

Minutes: July 22, 2021

Bills

Adjourn

7:03:33 PM - - Start Recording  
7:03:35 PM - - Walsh - call meeting to order  
7:04:03 PM - - Roll call  
7:05:00 PM - - Walsh - first application Clarence Tomlin  
7:05:37 PM - - Joe Maffei - plan to tear down the existing residence and some of the other buildings on the property. Want to maintain same footprint and put up new residential dwelling and take care of some of the non-conformities. Keeping within footprint, but need several variances. There are some wetlands to the rear of the property. Certain outbuildings crossed the property line and will be torn down. Will be new driveway which will be entirely on this property instead of partially on neighbors.  
7:07:50 PM - - Batastini - administer oath to Maffei and Gaskill.  
7:08:05 PM - - Maffei - basically application is to tear down, put up new home

and out building, only for personal use, backing up to State land, not effecting any neighbors.

7:08:49 PM - - Tomlin - confirm that will be for personal use

7:09:30 PM - - Batastini - ask Board members for any questions - none - ask Gaskill for engineer's report

7:09:53 PM - - Gaskill - engineer's report

7:12:22 PM - - Batastini - ask Maffei why need front yard and side yard setbacks

7:12:40 PM - - Maffei - trying to stay within footprint due to State property adjoining and wetlands existing, don't want to cut down anymore trees. Not considered a major development.

7:13:40 PM - - Batastini -

7:13:44 PM - - Gaskill - no objection

7:13:50 PM - - Batastini - any other questions

7:13:56 PM - - Walsh - does wetlands impact rear yard

7:14:08 PM - - Maffei - no impact other than existing development is about 148 feet from wetlands and don't want to get any closer

7:14:37 PM - - Turner -

7:14:40 PM - - Maffei - building will be for personal use only, no commercial use

7:14:56 PM - - Batastini - open to public, none, close to public. Present form of motion to approve application.

7:16:15 PM - - Turner - motion to approve

7:16:21 PM - - Watson - second

7:17:29 PM - - Motion passed with all voting members in favor.

7:17:42 PM - - Walsh - next matter John C. Gibson

7:18:01 PM - - Turner - stepping down due to conflict, but will continue to run meeting

7:18:21 PM - - Justin Turner - attorney for applicant

7:18:31 PM - - Batastini - administer oath to Mark Gibson and John Gibson

7:18:57 PM - - Turner -

7:19:06 PM - - Walsh - accept both Gibsons

7:19:19 PM - - Turner - previously approved subdivision application. Sidewalks required.

7:19:58 PM - - Mark Gibson - requesting to eliminate sidewalks in 22 lot subdivision which was previously approved. Currently under construction, approved for 24 foot wide paved roadway, rural street, 200 or less cars on a heavy day. It is a de minimus exception. Not warranted due to circumstances. Drove the project today, there are no connecting sidewalks with this project and the school and there are no other sidewalks between this project and the school. No detriment in granting request.

7:22:58 PM - - Turner - any questions

7:23:04 PM - - Batastini - ask Gaskill for engineer report

7:23:13 PM - - Gaskill - engineer's report

7:25:32 PM - - Walsh - ask Board for any questions to either Gibson

7:25:47 PM - - Batastini - no questions, open to public

7:26:00 PM - - Brian Revoir - take oath - purchasing one of the lots and would like there to be no sidewalks, would look nicer

7:26:45 PM - - Batastini - no other public, close to public, form of motion to approve application

7:27:05 PM - - Turner - ask if Mr. Woodrow would like to say something

7:27:31 PM - - Keith Woodrow - lives on Brewer's Lane and feels sidewalks not necessary in either development - take oath

7:28:13 PM - - Batastini - what property is Revoir purchasing

7:28:32 PM - - Revoir - advise address of property purchasing and current address

7:28:55 PM - - Cowan - motion to approve

7:29:04 PM - - Watson - second

7:30:20 PM - - All voting members in favor

7:30:33 PM - - Walsh - next matter ERM-Driftwood, LLC

7:31:01 PM - - Justin Turner - attorney for applicant

7:31:15 PM - - Batastini - administer oath to Joe Maffei and Malcolm Robertson

7:31:47 PM - - Justin Turner - questions to Robertson  
7:32:02 PM - - Robertson - respond  
7:32:09 PM - - J. Turner - advise what applicant is requesting as to variances, waivers, etc.  
7:32:40 PM - - Maffei - Describe site at intersection of Routes 9 and 83 --RV sales, campground. Proposing enclosure for RV's and boat trailers. More like an accessory use. Facility will have multiple buildings and in 2 phases. Sheet 2 was displayed on the screen and usig a pointer described existing and proposed. New facility will be fenced, secure, will have gates, propose 111 spots for RV's and boat trailers. Show proposed area to be asphalted as well as trash enclosure area. Show wetlands existing - staying within buffer limit. Proposing 3 stormwater basins. Pretty generic application, doesn't generate much traffic, doesn't believe it will entail a lot of employees. Idea is that it becomes an enclosure to protect RV's and boat trailers, will be neat, clean and organized. Will agree to address all issues of Mr. Fralinger's report.  
7:38:53 PM - - J. Turner - current situation of lot  
7:39:07 PM - - Maffei - currently cleared lot. Described variances being requested. Discussed waivers being requested - environmental assessment, building operations plan, request for architectural guidelines, curbing, fence trash enclosure, buffer (required 20 feet, existing 10) feet. Structure proposed won't be a detriment; will be an accessory to the existing business and facility and complimentary. No detriment to the zone plan. Site is well suited for this project. Will be at approximately 1/3 of permitted coverage.  
7:44:32 PM - - J. Turner - business operations plan - ask questions to Robertson  
7:44:52 PM - - Robertson - will only be open during hours of operation of existing business; want to have a first class business; want customers to feel safe and be able to service customer's needs.  
7:46:06 PM - - Gaskill - engineer's report  
7:49:50 PM - - Maffei - respond to engineer's comments. Wil  
7:51:33 PM - -  
7:51:33 PM - - J. Turner - questions to Maffei  
7:51:51 PM - - Maffei - respond to J. Turner  
7:52:02 PM - - Gaskill - continue with engineer's report/comments  
7:52:24 PM - - Maffei - respond to Gaskill  
7:53:43 PM - - Walsh - ask for visuals of structures to be placed  
7:54:08 PM - - J. Turner - pole barn construction, Conestoga type, begin with 3 sided building  
7:54:48 PM - - Maffei - open in front, no plans for doors unless unit owner requests door, entire facility will be fenced in, will be steel-roof buildings.  
7:55:59 PM - - J. Turner - screen shared diagram of proposed building  
7:56:25 PM - - Maffei - continue with description of building  
7:56:54 PM - - Robertson - will be plenty of room to maneuver vehicles; 45 foot drive aisles  
7:57:44 PM - - Gaskill - report asks for templates outlining turning area.  
7:58:32 PM - - Robertson - facility will be able to hold any size RV and if customer isn't comfortable in moving, they will have employees available to do it for them.  
7:59:34 PM - - Batastini -  
7:59:39 PM - - J. Turner - if turning radius doesn't work, can put a cap on the size of what is to be stored in the building.  
8:00:28 PM - - Maffei - building in 2 phases may deal with this so when first phase is completed will be better able to determine turning radius in phase 2. Realize if it doesn't work, will have to come back to the Board.  
8:01:35 PM - - Batastini - any other questions from Board  
8:01:46 PM - - Maffei - in response to a questions, no gutters are proposed as

runoff will run off back of building

8:02:39 PM - - Walsh - will that water go where applicant wants it to go

8:02:56 PM - - Maffei - yes, sloped to the various basins with the exception of the one small building, which will have slope and drain away from the building

8:03:56 PM - - Maffei - further describe roof run-off and basin locations

8:04:29 PM - - Robertson - will have concrete floors in building. Doesn't want it messy, and if gutters are needed, he will take care of.

8:05:27 PM - - Walsh -

8:05:31 PM - - Batastini - open to public, none, close. Ask J. Turner to run through variances, waivers and brief summary of Maffei's testimony

8:06:17 PM - - J. Turner - seeking use variance; site is particularly well suited for this project and will provide a service to the community.

8:07:13 PM - - Batastini - were there other use variances on the property

8:07:30 PM - - J. Turner - respond - believes meets all criteria

8:08:08 PM - - Maffei

8:08:11 PM - - Batastini - falls into a D-2 and doesn't need to show enhancement

8:08:45 PM - - J. Turner - continue - also requesting bulk variances, requesting number of waivers - describe each and why being requested

8:10:44 PM - - Batastini - may be missing a variance

8:10:59 PM - - Watson - distance between buildings

8:11:13 PM - - Batastini - ask J. Turner to run through Maffei's testimony as to positive and negative criteria

8:11:40 PM - - J. Turner - review positive and negative criteria

8:12:18 PM - - Batastini - form of motion to approve use variance to permit storage as provided at meeting; other variances and waivers discussed; certain other conditions of approval

8:15:18 PM - - Walsh - motion to approve

8:15:27 PM - - Chambers - second

8:15:35 PM - - Roll call - all voting members in favor

8:16:57 PM - - Walsh - Resolutions

8:17:06 PM - - Batastini - Saduk

8:17:35 PM - - Watson - motion

8:17:41 PM - - Cowan - second

8:17:45 PM - - Roll call - all in favor

8:18:26 PM - - Walsh - Two Brews Resolution

8:18:44 PM - - Batastini - summary of application

8:19:38 PM - - Watson - motion to approve

8:19:45 PM - - Chambers - second

8:20:21 PM - - All in favor

8:20:26 PM - - Walsh - Bluefish Resolution

8:20:35 PM - - Batastini - summary of application

8:21:16 PM - - Cowan - motion to approve

8:21:23 PM - - Walsh - second

8:22:01 PM - - All in favor

8:22:07 PM - - Walsh - Dennis 47 Developers Resolution

8:22:24 PM - - Batastini - did not have a chance to finish preparing this Resolution due to its complexity. Advise Board members to limit their comments when in public.

8:23:23 PM - - Walsh - minutes of 7/22/21

8:23:33 PM - - Cowan - motion to approve

8:23:44 PM - - Hope - second

8:24:33 PM - - All in favor

8:24:37 PM - - Walsh - appears that there are no bills to be paid - meeting adjourned.

8:24:55 PM - - Batastini - closing comments.

8:25:02 PM - - Meeting adjourned.

8:26:01 PM - - Stop Recording