

7:02:44 PM - - Chambers - CaTOWNSHIP OF DENNIS - CONSOLIDATED LAND USE BOARD  
Regular Meeting - October 28, 2021 at 7:00 p.m.

Attendance: Turner, Chambers, Frie, McEvoy, Cowan, Penrose,  
Caprioni, Hope, Watson, Batastini, Fralinger

Call to Order.

Roll Call.

Applications:

ZEMAC ACQUISITION, LLC - Block 262, Lot 1.03: Located on Route  
9 in a Clermont Village Center (CVC) Zone and Rural Single  
Family Residential (R3) Zone. Applicant seeking a use variance  
to construct self-storage and contractor units.

Other Business:

Discussion:

Resolutions:

Parry, Dawn and Lee - Block 253.03, Lot 58  
Ocean View Volunteer Fire Company - Block 249, Lots 1 and 2

Minutes:

August 26, 2021  
September 23, 2021

Bills:

Adjourn.

7:02:44 PM - - Start Recording  
7:02:57 PM - - Chambers - call meeting to order  
7:03:46 PM - - Roll call  
7:03:54 PM - - Chambers -  
7:04:11 PM - - Ron Gelzunas, Esquire - attorney for applicant, Zamac  
Aquisition, LLC. Propose to construct storage and contractor  
units. Believes property well-suited for this project.  
Introduce principles of Zamac.  
7:05:28 PM - - Batastini - administer oath to Vincent Orlando, P.E.; David  
Szeke (principle of Zamac);  
7:06:34 PM - - Batastini - advise Board that this application is a little  
different that what usually see - applicant is seeking a use  
variance; explained lack of detail to application; applicant  
here to see if can proceed with project, if approved, will  
provide additional information when move forward with site plan.  
7:08:49 PM - - Gelzunas - further explanation - Board will only be voting on  
what they see this evening. Presented David Szeke.  
7:09:43 PM - - Szeke - currently operate in Pennsylvania and Tennessee; will  
be manager's premises on property; he currently lives in Cape  
May. Was looking for space for himself and his family and found

- nothing. Believes there is a use in this area for such a project. Found this property and believes it is a good fit for this project. Proposing flex units which can be adjusted as to size, doors, etc. for small business users.
- 7:12:56 PM - - Batastini - administer oath to William Geronimo.
- 7:13:13 PM - - Gelzunas - questions to Geronimo.
- 7:13:25 PM - - Geronimo - assessed the feasibility of the project, believe this property will work well; look within 3 mile radius of the site to assess area. Found 3 other facilities in area, each of which is at or near capacity. There is demand for storage units through the United States. They usually look at 3 and 5 mile radius because people generally don't want to travel too far to reach their units. Will not only develop project, but will also remain in area. There is a reason there are 3 partners.
- 7:17:21 PM - - Gelzunas - introduce Vincent Orlando.
- 7:17:39 PM - - Orlando - arranged to share screen. Started with site plan. Very unique, 17 acres, situated well off of Route 9, has sort of a flag lot entry, some wetlands on property, mapped property a number of years ago which lapsed and has now been re-submitted for LOI. Site was previously approved for a large showroom and storage in 2009 which was never constructed. Here tonight to seek a use variance. Feels very confident that the plan submitted will be the one brought back in the next phase if successful this evening. Described proposed site - 8 contractor units with parking in front with a total of 15,000 square feet with space for small office; further back will be fenced area for vehicle and boat storage - 71,000 square feet of storage units - which would be in phases. Being presented as 3 phases, but may construct in 1, 2 or 3 phases. Property is in a Clermont Village Center Zone. Explained State' Master Plan with walkable communities. This site and area doesn't meet the walkable community criteria. Reviewed what the permitted uses are in this zone. This site doesn't lend itself well to any of those uses because it doesn't really have the frontage. Seeking C and D variances - explained each. The zero foot setback doesn't work for this property. Also building length requirement is not really applicable here. Also asking Board to consider a freestanding sign at the entry to direct general public to the property in the rear. Referred to rendering of buildings and described each of the available drawings/photos. Building will be metal skin with entryways along the front. Will be an office with an apartment on the second floor for the on-site manager. Rear of buildings will not be visible from the front of the complex. Each unit will have its own garage door. Concept is to have a number of different type of units, including climate controlled units. Reviewed special reasons for the Board to grant the D variance and explained each. Reviewed positive and negative criteria and explained reasons for each.
- 7:40:48 PM - - Gelzunas - follow-up questions to Orlando.
- 7:41:02 PM - - Orlando - this site is well buffered from everything; site lends itself well to what is being proposed while most of the permitted uses wouldn't be well suited for this land because of the wetlands, buffering and configuration of the site. Project will not be seen from the Parkway or Route 9.
- 7:43:53 PM - - Gelzunas - discussed parking
- 7:44:06 PM - - Orlando - when parking calculation was done, took into consideration the storage unit use and really only need 4 or 5 parking spaces for the manager and people who may be stopping by. Required parking is 2 or 3 spaces per unit; people pull up to their unit access it and leave. Spaces are located at manager's unit and contractor units where needed.
- 7:47:45 PM - - Gelzunas - ask if there are any questions.

7:47:55 PM - - Watson - question about sign height. What is height of the sign at the golf cart place.

7:48:21 PM - - Orlando - believes it is about 12 feet high and they will probably be more of a monument height sign. Don't have sign detailed at this time, but can discuss further at the site plan portion, recognizes that Board should have input as to type of sign, size, etc.

7:49:48 PM - - Cowan - what are drives going to be - stone, asphalt

7:50:09 PM - - Orlando - describe some areas as having asphalt and crushed stone in other areas.

7:50:41 PM - - Orlando - contractor units will have a rest room as will the manager's unit.

7:51:10 PM - - Batastini - no need for site plan questions at this time, will be handled when that portion is reached.

7:51:46 PM - - Penrose - question as to why windows are so small in the units, may look for inviting with larger glass

7:52:18 PM - - Orlando - may be a good recommendation for the site plan portion

7:52:32 PM - - Batastini - any other questions, none. Ask for Engineer's report.

7:52:52 PM - - Fralinger - engineer's report.

7:55:02 PM - - Batastini - any questions for Fralinger, none, open to public, none, close. Ask Gelzunas to summarize.

7:56:57 PM - - Gelzunas - clearly a use variance, may be multiple uses on site, but all mainly storage related uses; parking of 36 spaces adequate for proposed site; setback variance which is unable to be met because of lot configuration; discussed building length and signage. The configuration of the land itself requires many of the variances needed. Project gives contractors a place to operate and get them out of neighborhoods. Looks forward to getting approval.

8:01:11 PM - - Batastini - summary of application and proposed form of motion approving use variance  
 Watson - motion to approve

8:03:33 PM - - Penrose - second

8:04:10 PM - - Motion passed with all members voting in favor.

8:04:30 PM - - Chambers -

8:04:44 PM - - Batastini - Parry Resolution

8:05:12 PM - - Watson - motion to approve

8:05:19 PM - - Chambers - second

8:05:55 PM - - Motion passed - all voting members in favor

8:06:12 PM - - Batastini - Ocean View Volunteer Fire Company Resolution

8:06:31 PM - - Turner - motion to approve

8:06:39 PM - - Cowan - second

8:07:14 PM - - Motion passed with all voting members in favor

8:07:24 PM - - Batastini - minutes of August 26, 2021 and September 23, 2021

8:07:43 PM - - Cowan - motion to accept minutes

8:07:53 PM - - Turner - second

8:07:59 PM - - All in favor

8:08:07 PM - - Batastini - bills

8:08:33 PM - - Turner - motion to pay bills

8:08:40 PM - - McElvoy - second

8:09:11 PM - - Motion passed - all in favor

8:09:20 PM - - Batastini - meeting adjourned.

8:09:50 PM - - Stop Recording