

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 meeting and must be delivered to the professionals for review at least twenty-one (21) days prior to the meeting at which time the application is to be heard.

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: **2665 U.S. 9, Ocean View, NJ 08230**

Tax Map: _____ Page: **26** Block: **226** Lots: **17, 18, 19.04**
Dimensions: Frontage: **383.04** Depth: **3,016.00** Total Area: **50.99 acres**

2. APPLICANT:

Name: **Peter Peragine, Nancy Peragine and Sea Grove Camping Resort, Inc.**
Address: **2665 U.S. 9, Ocean View, NJ 08230**
Phone: **(609) 624-3529**

Applicant is a Corporation: ☒ Partnership ☐ Individual ☒ 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)

For Sea Grove Camping Resort:

60%	Nancy Peragine	2665 U.S. 9, Ocean View, NJ 08230
20%	Michael Peragine, Sr.	2665 U.S. 9, Ocean View, NJ 08230
20%	Peter Peragine, Jr.	2665 U.S. 9, Ocean View, NJ 08230

4. If Owner is other than the Applicant, provide the following information on the Owner(s): N/A

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: **Campground**

6. **Applicant's Attorney:** Carol N. Goloff, Esquire
Address: 2216 Shore Road, Northfield, NJ 08225
Phone No: **609-646-1333**
Fax No.: **609-641-6373**

7. **Applicant's Engineer:** Engineering Design Associates, P.A.
Address: 5 Cambridge Dr., Ocean View, NJ 08230
Phone No: **609-390-0332**
Fax No.: **609-390-9204**

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

9. **Applicant's Traffic Engineer:** None
Address: _____
Phone No.: () _____
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): **None**

Name: _____ Phone No.: () _____
Field of Expertise: _____ Fax No.: () _____
Address: _____

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

SUBDIVISION: N/A

_____ Minor Subdivision Approval
_____ Subdivision Approval (Preliminary)
_____ Subdivision Approval (Final)

Number of lots to be created: _____ Number of proposed dwelling units: _____

SITE PLAN:

Minor Site Plan -

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

Area to be disturbed (square footage) **Less than 1 acres (19,700 sq. ft.)**

Total Number of proposed dwelling units: **None. Only storage building is proposed.**

- X Variance Relief (hardship) N.J.S. (40:55D-70c(1))
- X 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: Section 75-1 3.4a (Campground right of way buffer) and Section 185-14E (for pre-existing front yard setback)
13. **Waivers Requested** of Development Standards and/or Submission Requirements: (Attach additional pages as needed) **None.**
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):

Continued campground operation. New development is limited to the construction of a 50' x 100' storage building after demolition of greenhouse. See attached zoning chart. The only variances required are for a setback from the right of way (152.3' v. 200') and a pre-existing non-conforming front yard set-back (.8' v. 100'). There are currently 14 parking spaces on site and in increased parking is needed or proposed.
16. **Is a public water line available?** No water to storage building is proposed.
17. **Is public sanitary sewer available?** No bathroom in storage building is proposed.
18. **Does the application propose a well and septic system?** No
19. **Have any proposed new lots** been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A
20. **Are any off-tract improvements** required or proposed? No
21. **Is the subdivision** to be filed by Deed or Plat? N/A
22. **What form of security** does the applicant propose to provide as performance and maintenance guarantees? **Any escrows required as a condition of approval.**

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> X </u>	<u> </u>	<u> </u>
NJ Department of Environmental Protection	<u> </u>	<u> X </u>	<u> </u>
Sewer Extension Permit	<u> </u>	<u> </u>	<u> </u>
Sanitary Sewer Connection Permit	<u> </u>	<u> </u>	<u> </u>
Stream Encroachment Permit	<u> </u>	<u> </u>	<u> </u>
Waterfront Development Permit	<u> </u>	<u> </u>	<u> </u>
Wetlands Permit	<u> </u>	<u> </u>	<u> </u>
Tidal Wetlands Permit	<u> </u>	<u> </u>	<u> </u>
Potable Water Construction Permit	<u> </u>	<u> </u>	<u> </u>
NJ Department of Transportation	<u> </u>	<u> </u>	<u> </u>
Pinelands Comm. Certificate of Filing	<u> </u>	<u> </u>	<u> </u>
Public Service Electric & Gas Comp.	<u> </u>	<u> </u>	<u> </u>
Other	<u> </u>	<u> </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>
17	Minor Site plan
17	Overall plan of existing conditions
17	Site plan enlargement, landscaping plan & grading enlargement

The Applicant hereby requests 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.

Attorney: Carol N. Goloff, Esquire	Reports Requested: Any generated
Engineer: EDA, P.A.	Reports Requested: Any generated

ZONING INFORMATION
(R3) RURAL SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
Lot Area	3 Acres	50.99 Acres	50.99 Acres	No
Lot Frontage	150'	383.04'	383.04'	No
Lot Width	150'	379.51'	379.51'	No
Lot Depth	300'	3,016'	3,016'	No
Side Yard	35'	66.95'/244.72'	66.95'/244.72'	No
Front Yard Setback	100'	0.8'	0.8'	Yes*
Rear Yard Setback	100'	1,909.2'	1,909.2'	No
Accessory Bldg. Side Yard	35' 0'	23.08'	50.7'	No
Accessory Bldg. Rear Yard	35'	777.2'	2,841.6'	No
Accessory Bldg. Distance to Principal Building	20'	56.45'	117.0'	No
Impervious Coverage	15%	7.5%	7.5%	No
Principal Building Coverage	10%	0.1%	0.1%	No
Accessory Building Coverage	2%	0.6%	0.84%	No

CAMPGROUND REQUIREMENTS PER CHAPTER 75

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
Setback to Adjacent Lot	100'	24.7'	50.7'	No
Setback to Adjacent R.O.W.	200'	176.5'	152.3'	Yes

**Denotes Pre-existing non-conformity*

PLEASE TAKE NOTICE that on **Thursday, August 26, 2021 at 7:00 pm**, a hearing will be held via video conference before the **Dennis Township Consolidated Land Use Board** in the matter of the application by Nancy Peragine, Michael Peragine, Peter Peragine, Jr., and Sea Grove Camping Resort, Inc., regarding the property located at 2665 U.S. 9, Ocean View, NJ 08230, and designated as Block 226 Lots: 17, 18, 19.04, on the township tax map. The Applicants seek preliminary and final minor site plan approval as well as a variance for a pre-existing front yard setback encroachment and a variance for a right of way set back and other further variances or waivers the board deems necessary for the construction of a 50' x 100' storage building.

While New Jersey's Executive Order 103 and Executive Order 107 are in effect, the Division of Local Government Services has issued guidance to ensure continuity of Land Use application procedures, to ensure due process is afforded during **Consolidated Land Use Board** hearings and to remind local units to adhere to appropriate social distancing and health measures as they implement this process. In-person attendance at the hearing by the applicant, the Board or the public is prohibited.

Maps and other documents relating to this matter shall be available at least ten (10) days prior to the meeting date for inspection. Under the present circumstances, the maps and other documents relating to this matter shall be posted for public review on the Dennis Township Consolidated Land Use webpage located at <https://dennistwp.org/consolidated-land-use/> free of charge. Any Members of the public experiencing difficulty accessing the free online material are advised to contact the Board Secretary at **(609) 861-9705** to arrange for review of a hard copy of the plans and application materials by mail or via a secure public location.

All parties to the hearing, including the public, must no less than two days in advance of the meeting provide to the Board Secretary any additional documents or exhibits to be presented at the hearing. These additional documents and exhibits shall be individually labeled by the submitting party as an exhibit and the Board Secretary shall post the labeled exhibits prior to and for the video meeting. Please contact the Board Secretary at **(609) 861-9705** to arrange delivery options of the Exhibits and to advise the Board Secretary of your anticipated participation.

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL ONLINE MEETING: In order to participate in this hearing including the opportunity to comment, the following options are available:

- Dial in via phone at **1-929-205-6099** or **1-301-715-8592** and enter **Meeting ID: 882 7676 6069** and **Password: 737811** for voice connection; or
- Type in the following link on the internet browser of your desktop computer or laptop: <https://us02web.zoom.us/j/88276766069?pwd=WHBRRGlzMnh2aVBYSXk4S09OZkNUQT09> at the date and time above for video or audio access. You may join the meeting through your internet browser or download the application to your computer; or
- For Smart Phones download the "Zoom" application. Open the app and enter **Meeting ID: 882 7676 6069** in the search bar and enter your full name and **Password: 737811** when prompted.

Prior to the hearing, you are encouraged to review the instructions to participate through your choice of electronic attendance. The plans, application and applicable documents for the hearing are posted on the internet at <https://dennistwp.org/consolidated-land-use/>.

For those individuals lacking the resources or know-how for technological access, please contact the Board Secretary at **(609) 861-9705** during normal business hours for assistance in delivering exhibits, accessing the plans and the meeting.

Carol N. Goloff, Esquire
Attorney for Nancy Peragine, Michael Peragine, Peter Peragine, Jr.,
and Sea Grove Camping Resort, Inc.

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 _____ day of March, 2022.

Notary Public

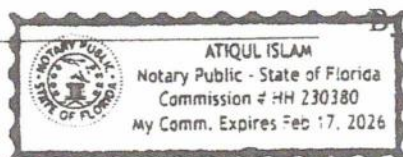
By: _____

Peter Peragine, Jr.
Individually and for Sea Grove
Camping Resort, Inc.

Sworn to and subscribed before me this 15th day of March, 2022.

State of Florida, Palm Beach County

Notary Public



By: Nancy Peragine
Nancy Peragine
Individually and for Sea Grove
Camping Resort, Inc.

Sworn to and subscribed before me this _____ day of March, 2022.

Notary Public

By: _____

Michael Peragine, Sr.
For Sea Grove Camping Resort, Inc.

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. N/A
28. I understand that the sum of \$1,000.00 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: _____

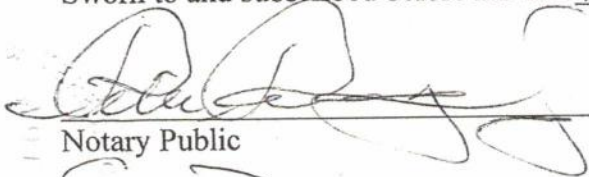
by: _____

Peter Peragine, Jr.

CERTIFICATIONS

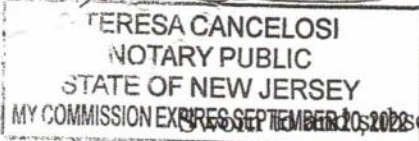
26. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am a general partner of the partnership applicant. *(If the applicant is a corporation this must be signed 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 15th day of March, 2022.


Notary Public

By: _____

Peter Peragine, Jr.
Individually and for Sea Grove
Camping Resort, Inc.



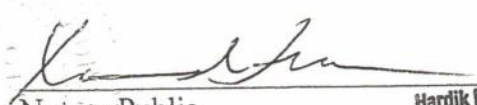
Sworn to and subscribed before me this _____ day of March, 2022.

Notary Public

By: _____

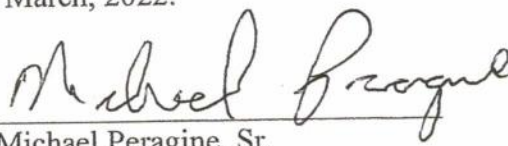
Nancy Peragine
Individually and for Sea Grove
Camping Resort, Inc.

Sworn to and subscribed before me this 15th day of March, 2022.


Notary Public

Hardik Patel
Notary Public of New Jersey
My Commission Expires Sept. 22, 2024

By: _____


Michael Peragine, Sr.
For Sea Grove Camping Resort, Inc.

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. N/A

28. I understand that the sum of \$1,000.00 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: 3/15/22

By: _____


Peter Peragine, Jr.