

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 (15<sup>th</sup>) 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: 30 Stoney Court

Tax Map:

Page: 26 Block(s) 225.02 Lot(s) 4  
Page: \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions:

Frontage: >150' Depth: >200' Total Area: 1.806 Acres

**2. APPLICANT:**

Name: Francis John Klebaur

Address: 13 Megan Lane, Ocean View, NJ 08230

Phone: 609-624-1959

Applicant is a Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual X 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)

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Interest \_\_\_\_\_

Interest: \_\_\_\_\_

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

Owner's Name: N/A Phone No.: ( ) \_\_\_\_\_  
Owner's Address: \_\_\_\_\_ Fax No.: ( ) \_\_\_\_\_

**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: Vacant Land

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6. Applicant's Attorney: \_\_\_\_\_ Phone No: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax No.: \_\_\_\_\_

7. Applicant's Engineer: Joseph Maffei Phone No: 609-390-0332  
Address: 5 Cambridge Dr., Ocean View, NJ 08230 Fax No.: jmaffei@engineeringdesign.com

8. Applicant's Planning Consultant: \_\_\_\_\_ Phone No.:( ) \_\_\_\_\_  
Address: \_\_\_\_\_ Fax No.:( ) \_\_\_\_\_

9. Applicant's Traffic Engineer: \_\_\_\_\_ Phone No.:( ) \_\_\_\_\_  
Address: \_\_\_\_\_ 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)  
Name: \_\_\_\_\_ Phone No.:( ) \_\_\_\_\_  
Field of Expertise: \_\_\_\_\_ Fax No.:( ) \_\_\_\_\_  
Address: \_\_\_\_\_

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

**SUBDIVISION:**

- \_\_\_\_\_ Minor Subdivision Approval
- \_\_\_\_\_ Subdivision Approval (Preliminary)
- \_\_\_\_\_ Subdivision Approval (Final)

Number of lots to be created \_\_\_\_\_ Number of proposed dwelling units \_\_\_\_\_  
(include remainder lot) (if applicable)

**SITE PLAN:**

- Preliminary Site Plan Approval \_\_\_\_\_ (Phases if applicable)
- Final Site Plan Approval \_\_\_\_\_ (Phases if applicable)
- \_\_\_\_\_ Amendment or Revision to an Approved Site Plan

1.76 Acres Area to be disturbed (square footage)  
n/a Total Number of proposed dwelling units

- \_\_\_\_\_ Variance Relief (hardship) N.J.S. (40:55D-70c(1))
- \_\_\_\_\_ 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: N/A

13. **Waivers Requested** of Development Standards and/or Submission Requirements:  
(Attach additional pages as needed) N/A

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):  
Renewal of Mining Permit, Mining of Sand and Stone SEE ATTACHED

16. **Is a public water line** available? \_\_\_\_\_

17. **Is public sanitary sewer** available? NO

18. **Does the application** propose a well and septic system? YES

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? NONE

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? As may be required by the Board

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>X</u>	_____	_____
Cape May County Health Department	_____	_____	_____
Cape May County Planning Board	<u>X</u>	_____	_____
Cape May County Soil Conservation Dist.	_____	_____	_____
NJ Department of Environmental Protection	_____	_____	_____
Sewer Extension Permit	_____	_____	_____
Sanitary Sewer Connection Permit	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____

Wetlands Permit	_____	_____
Tidal Wetlands Permit	_____	_____
Potable Water Construction Permit	_____	_____
NJ Department of Transportation	_____	_____
Pinelands Comm. Certificate of Filing	_____	_____
Public Service Electric & Gas Comp.	_____	_____
Other	_____	_____

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)

Quantity	Description of Item
<u>17</u>	<u>SITE PLAN</u>
<u>5</u>	<u>STORMWATER MANAGEMENT REPORT</u>
<u>5</u>	<u>MAINTENANCE &amp; INSPECTION PROGRAM</u>

Major Site Plan Application  
Block 225.02, Lot 4  
Francis John Klebaur

**15. Explain in detail the exact nature of the application:**

It is the intent of the Applicant to construct a 60'x100' (6,000 SF) building for the business operation of E.R.Dietz Masonry, which will consist of garage and storage space and a 25'x25' office.

Additional site improvements include outdoor storage of masonry materials and equipment, fencing, off-street parking spaces, lighting, landscaping, and stormwater management.

Stormwater management was addressed as part of the original commercial subdivision which included the creation of Lot 4. All stormwater was accounted for and based on the maximum lot coverage and directed to the existing mining pond on Lot 7 (formerly Lot 8.07).

Therefore, the proposed stormwater management plan accounts for post-development improvements for a 25-year storm event.

## TOWNSHIP OF DENNIS PLANNING BOARD APPLICATION

PLEASE TAKE NOTICE that on July 28, 2022 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 **Francis John Klebaur** regarding the property located at 30 Stoney Court, and designated as Block 225.02, Lot 4 on the tax map of the Township of Dennis, New Jersey.

The Applicant seeks preliminary and final major site plan approval to construct a 60'x100' (6,000 SF) building for the business operation of E.R.Dietz Masonry, which will consist of garage and storage space and a 25'x25' office. No variances are being sought for the proposed improvements. The property is in the B Business zoning district and is a permitted use. The Applicant also seeks any other variances and/or waivers to permit the project that the Board may deem necessary at the time of the hearing.

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=WHBRRGizMnh2aVBYSXk4S09QZkNUQT09> 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.

**The Applicant** hereby request 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.

Applicant's Professional      Reports Requested:

Attorney: \_\_\_\_\_ Reports Requested: \_\_\_\_\_

Engineer: Joseph Maffei Reports Requested: ALL

**CERTIFICATIONS ATTACHED      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 15 day of June.

Kimberly McCardell  
Notary Public  
State of New Jersey

By: \_\_\_\_\_  
KIMBERLY MCCARDELL  
Commission # 50023762  
Notary Public, State of New Jersey  
My Commission Expires  
9-22-25

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. *(If the owner is a corporation, this must be signed by an authorized Corporate Officer. If the owner is a partnership, this must be signed by a general partner.)*

Sworn to and subscribed before me  
this 15 day of June.

Kimberly McCardell  
Notary Public  
State of New Jersey

By: \_\_\_\_\_  
KIMBERLY MCCARDELL  
Commission # 50023762  
Notary Public, State of New Jersey  
My Commission Expires  
9-22-25



28. I understand that the sum of \$ 3,500 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:

6/15/22

by:

