

PREPARED BY:  
THE LAW OFFICE OF

**RONALD J. GELZUNAS, LLC**

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**TOWNSHIP OF DENNIS**  
**PLANNING BOARD APPLICATION**

**1910 Route 9 North**  
**Block: 262, Lot: 1.03**

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: 1910 Route 9 North

Tax Map:

Page: \_\_\_\_\_ Block(s) 262 Lot(s) 1.03  
Page: \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions:

Frontage: 143.9' Depth: 543' Total Area: 17.2 Acres

**2. APPLICANT:**

Name: ZEMAC CM LLC

Address: c/o 222 Clinton Street, Apt. 18. Hoboken, NJ 07030

Phone: 212-506-1868

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

**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: David Szeker

Name: Matthew McElroy

Address: 205 Princeton Ave., Cape May Point

Address: 60 Southwood Dr., New Canaan, CT

Interest 33%

Name: William Geronimo  
Address: 4 Carteret Rd., Allendale, NJ  
Interest: 33%

Interest: 33%

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

**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

RONALD J. GELZUNAS, ESQ.  
6. **Applicant's Attorney:** Phone No: 609-854-4502  
Address: P.O. BOX 1288, WILDWOOD CREST, NJ 08260 Fax No.: RON@GELZUNASLAW.COM

7. **Applicant's Engineer:** Vincent Orlando Phone No: 609-390-0332  
Address: 5 Cambridge Dr., Ocean View, NJ 08230 Fax No.: vorlando@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 (include remainder lot) Number of proposed dwelling units (if applicable)

**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)  
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) SEE PLANS
- 
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 | <u>YES</u> | _____     | _____                       |
| Sewer Extension Permit                    | _____      | <u>NO</u> | _____                       |
| Sanitary Sewer Connection Permit          | _____      | <u>NO</u> | _____                       |
| Stream Encroachment Permit                | _____      | _____     | _____                       |
| Waterfront Development Permit             | _____      | _____     | _____                       |

Wetlands Permit	YES	_____	_____
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>14</u>	<u>SITE PLAN</u>
<u>14</u>	<u>STORMWATER MANAGEMENT REPORT</u>
<u>14</u>	<u>MAINTENANCE &amp; INSPECTION PROGRAM</u>

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

The applicant appeared before this Board on October 28, 2021 for a "use" and other variances in connection with the proposed development. The Board granted use variances for contractor facilities and self-storage, multiple principal uses on a single parcel; and bulk variances for minimum front yard setback of 646 feet where 0-8' is required; Facade Build to Line variance for zero feet where 50% is required, maximum building length of 160 feet where 100 is required, freestanding sign with a height of 23 square feet with a height of 25 feet and a front yard setback of 10 feet, and a parking variance for 36 spaces where 106 are required. The variances granted were memorialized in Resolution 2021-20 on November 18, 2021 which is attached hereto as an Exhibit.

The facility will consist of traditional self-storage units and one building composed of 8 rental units of "flex space" for small businesses. The building consisting of flex rental spaces will be rented to small businesses expected have approximately 2 employees per each of the 8 rental spaces. Business operations in these flex rental units will be restricted by the terms of their leases to working regular daytime business hours. The leases will also contain customary restrictions on excessive noise and activities that would cause excessive air pollution and water pollution and other safety hazards. Regular truck or tractor-trailer traffic is not expected. The self storage buildings will have 1 total employee that will act as a manager overseeing operation of the storage buildings and is anticipated to be on site approximately 35 hours per week in regular daytime shifts. No significant emission of noise, glare, air and water pollution are expected from the self storage units. No significant safety hazards are noted. There are no anticipated expansion plans beyond what is shown on the submitted plans.

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:

**Applicant's Professional:**

Attorney: Ronald Gelzunas, Esq.

Reports Requested: ALL

Engineer: Vincent Orlando

Reports Requested: ALL



## 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 13 day of June 2022

Notary Public  
State of New Jersey

ANGELA A. DANIELS  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2340095  
MY COMMISSION EXPIRES February 7, 2026

By: \_\_\_\_\_

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 13 day of June 2022

Notary Public  
State of New Jersey

ANGELA A. DANIELS  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2340095  
MY COMMISSION EXPIRES February 7, 2026

By: \_\_\_\_\_

28. I understand that the sum of \$4,000.00 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: 6/13/22

by: \_\_\_\_\_

## 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 ZEMAC CM, LLC regarding the property located at 1910 Route 9 North, and designated as Block 262, Lot 1.03 on the tax map of the Township of Dennis, New Jersey. The Applicants seek preliminary and final major site plan approval to construct a self storage facility which will consist of units for contractors and traditional self storage units. This property is located in the CVC Zone and R3 Zones. The development will be located within the CVC Zone portion of the property, no structures or activities related to the development other than drainage will be located within the R3 Zone.

Variances were previously granted and memorialized in Resolution 2021-20 on November 18, 2021 by the Zoning Board of Adjustment which granted use variances for contractor facilities and self-storage, multiple principal uses on a single parcel; and bulk variances for minimum front yard setback; Facade Build to Line, maximum building length, freestanding sign and a front yard setback and off-street parking. 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.

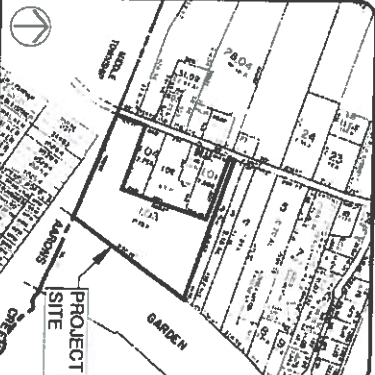


# PROPOSED SITE PLAN

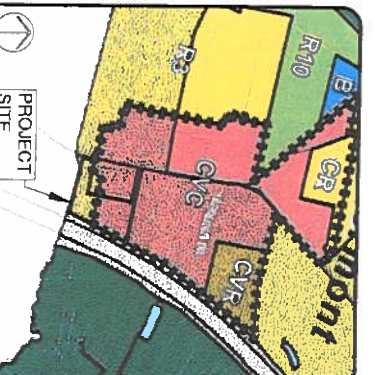
## 1. 2007



## 1. 500



## 1' = 2004



PROFESSIONAL ENGINEER  
P.E. LIC. #32498

Handwritten signature

**CARLISLE PROFESSIONAL OFFICES**  
1 Carlisle Drive, Suite 200, New Jersey 08750

**COVER SHEET**  
BLOCK 262, LOT 1.0  
TOWNSHIP OF DENN  
APE MAY COUNTY, NEW.

## CONTRACTOR NOTES

### ZONING INFORMATION

**PROPERTY OWNERS LIST WITHIN 200'**

**Engineers - Landscape Architects - Planners**

**ZEMAC CM, LLC  
MAJOR SITE PLAN  
BLOCK 262, LOT 1.03  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY**

General Notes

1. General/typical:  
a. Owner: DLR LLC  
b. Architect: DLR LLC  
c. 227 Clinton Street #719  
Hudson, NJ 07030
2. The project is located in Hudson, Loc 11.02, as shown on the "Inventory of Cultural Resources" map, Plate No. 29. It is bounded by 110th St. to the 117th Street.
3. The property is located a block to the NYC - Chatter Valley Gateway and NY - Westchester Transportation Corridor. It is currently vacant and vacant.
4. The project is a parking structure, consisting of the following:  
a. Phase 1 - a parking garage, estimated to be 24,000 SF of total coverage and 100,000 SF of total storage and 121,000 SF of building area.  
b. Phase 2 - 24,000 SF of total coverage and 121,000 SF of building area to be constructed westward, 22 parking spaces and drives
5. Environmental review governed by the developments as all the elements is known of the project.
6. Multiple uses are not anticipated in the NYC Zoning District. The applicant is seeking Professional Services to prepare a preliminary environmental impact study. The project uses have been obtained pursuant to resolution 2007-120.
7. Any property with a wetlands buffer subject to government regulation with the right-of-way shall be reported in R01.
8. All other uses, other utility, residential, medium density, light density, mixed density, commercial shall be included in this project location.
9. The application requires approval from the following agencies:  
a. Department of Environmental Protection  
b. Department of Transportation  
c. New Jersey Department of Transportation  
d. New Jersey Department of Environmental Protection  
e. New Jersey Department of Environmental Protection (NJDEP)  
f. New Jersey Department of Environmental Protection (NJDEP)

GENERAL NOTES

## SURVEY INFORMATION

**Source Information**

Outdated and biographic survey information was taken from a photo entitled "Survey of Portland, 1853-1885, List 103, Township of Orono, Cape May County, New Jersey," prepared by the National Sanitation Engineering, LLC, 215 Main St. South, Hammonton, NJ. Copyright © Schenck, Inc., P.O. Box 100, Hammonton, NJ 08034. The survey is dated August 18, 1871 but reviewed 4/5/22. Elevations are in feet and mean is NAVD 1986.

The set of plans has been prepared for purposes of facilitating review and approval. The set of plans is not intended to be used for construction and each drawing has been intended to be coordinated with the drawings and each drawing has been intended to be coordinated with the drawings.

Contractors shall check and verify all existing utilities, grades, site conditions, and existing conditions before proceeding with construction. Any discrepancies between the drawings and existing conditions shall be reported to the architect immediately for review and resolution.

All construction to be performed in accordance with NDOT Standard Specifications and appropriate specifications for the project.

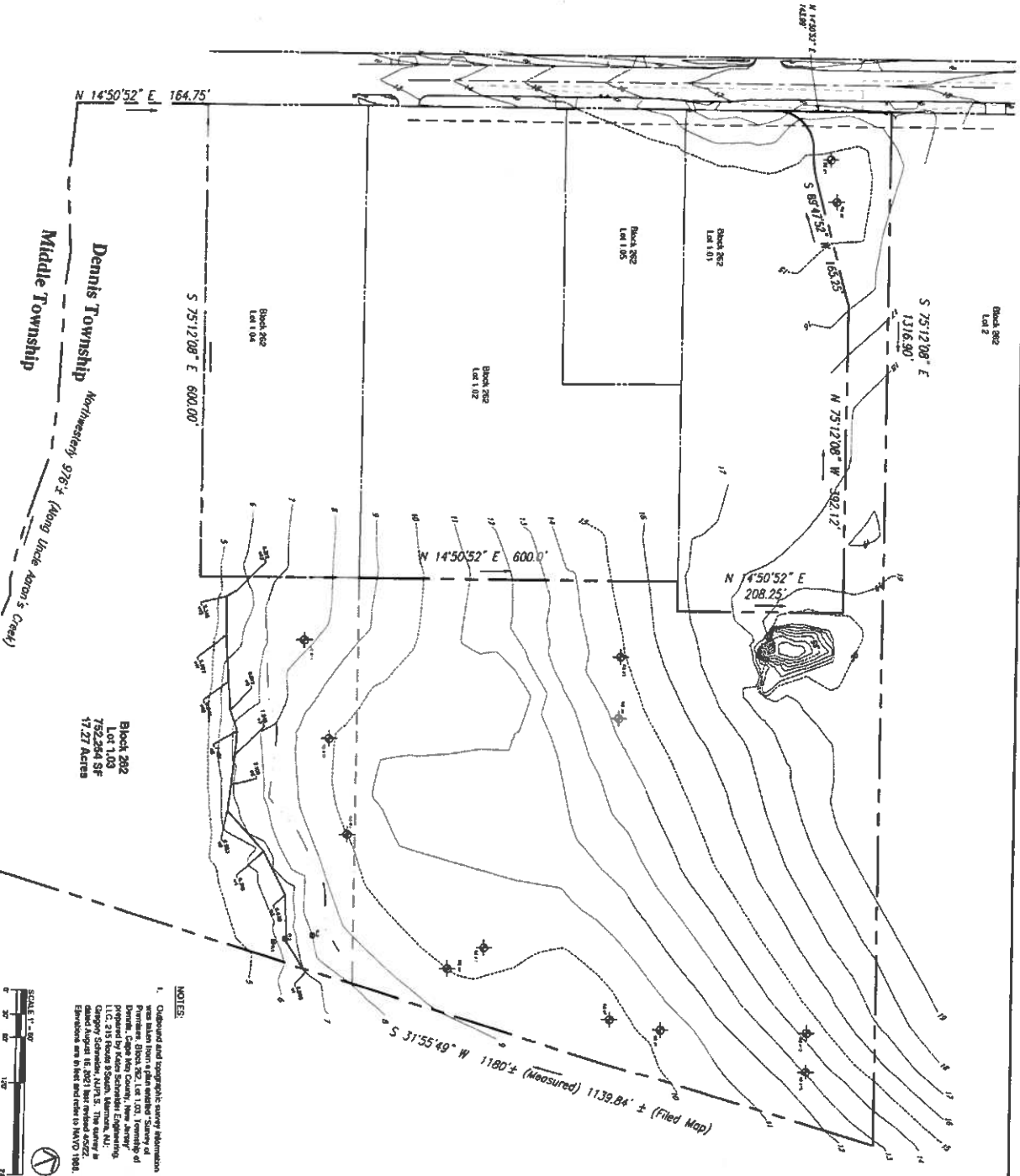
The drawings do not include the necessary components for construction documents. All construction must be done in compliance with the applicable provisions of the applicable laws, rules, and regulations.

Zoning Information					
C-7 - Commercial Village Center Zoning District					
Building Footprint	Height of	Building	Proposed	Maximum	
Lot Width	160'	14.77' min	14.33'	14.33'	14.33'
Front Yard Setback	6'-0"	50'	50'	50'	50'
Side Yard Setback	5'-0"	0'	45'	45'	45'
Rear Yard Setback	35'	0'	14.57'	14.57'	14.57'
Front Corner Setback	10'-0"	0'	11.328'	11.328'	11.328'
Lot Coverage	80%	0%	< 80%	< 80%	80%
Building Height	30'	0'	< 30'	< 30'	30'
Distance Between Buildings	30'	0'	30'	30'	30'
Parking Requirements					
1. 1 space/100 sq ft	15 spaces				
2. 1 space/100 sq ft	17 spaces				
3. 1 space/750 sq ft	32 spaces				
400 sq ft and Smaller Offices	2 spaces				
1 space/200 sq ft	70 spaces				
1 space/1200 sq ft	72 spaces				
Sign Requirements					
Sign Area	32 sq ft	0%	30 sq ft	30 sq ft	30 sq ft
Sign Height	25'	0'	8'	8'	8'
Sign Spacing	50'	0%	15'	15'	15'

\*Where required pursuant to resolution 2021-140

NEW YORK PUBLIC LIBRARY ASTOR LENOX TILDEN FOUNDATION		6-10-2008	44798
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DATE 2/10/22	DRABBY MSB
SCALE AS NOTED	CHECKED BY WCO
PROJECT # 2008	SHEET # OF 12



# EXISTING CONDITIONS PLAN

<p><b>EDA</b></p> <p>Engineers - Landscape Architects - Planners</p>		<p><b>EDA</b> Engineering Design Associates, P.A.</p> <p>1111 Highway 1, Suite 100, Cape May, NJ 08204</p> <p>Phone: (609) 884-2200 Fax: (609) 884-2201</p>	
<p><b>VINCENT C. ORLANDO</b></p> <p>PROFESSIONAL ENGINEER</p> <p>N.J. P.E. No. 032496</p>		<p><b>EXISTING CONDITIONS PLAN</b></p> <p><b>BLOCK 262, LOT 1.03</b></p> <p><b>TOWNSHIP OF DENNIS</b></p> <p><b>CAPE MAY COUNTY, NEW JERSEY</b></p>	

DATE: 3/10/02	DRAWN BY: MSB
SCALE: 1" = 40'	CHECKED BY: VCO
PROJECT # 0008	SHEET 2 OF 12

NOTES:	DATE: 3/10/02
1. Outbound and topographic survey information was taken from a planimeter survey of Block 262, Lot 1.03, Township of Dennis, Cape May County, New Jersey, prepared by Kohn, Schnitzler & Engineers, LLC, 215 South 5th Street, Tallahassee, FL 32301. The survey is dated 10/10/00. The survey is shown on Block 262, Lot 1.03, Township of Dennis, Cape May County, New Jersey, dated 10/10/00.	DATE: 3/10/02



		DATE: 3/10/2012 TIME: 11:00 AM		PROJECT: 0906 SHEET: 3 OF 12	
SCALE: 1" = 40' CHECKED BY: VCO		DRAWN BY: MSB		REVISION:	

**VINCENT C. ORLANDO**  
 PROFESSIONAL ENGINEER  
 N.J. P.E. LIC. #33498

*(Signature)*

**EDA** Engineering Design Associates, P.A.  
Engineers • Environmental Planners • Landscaping Architects

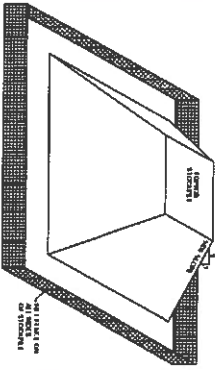
1 Chandler Drive, Suite 200, Westfield, NJ 07090-3002  
 (908) 300-0320 • Fax: (908) 300-0321  
 E-MAIL: [info@eda-nj.com](mailto:info@eda-nj.com) [www.eda-nj.com](http://www.eda-nj.com)

**SITE PLAN**  
 BLOCK 262, LOT 1.03  
 TOWNSHIP OF DENNIS  
 CAPE MAY COUNTY, NEW JERSEY

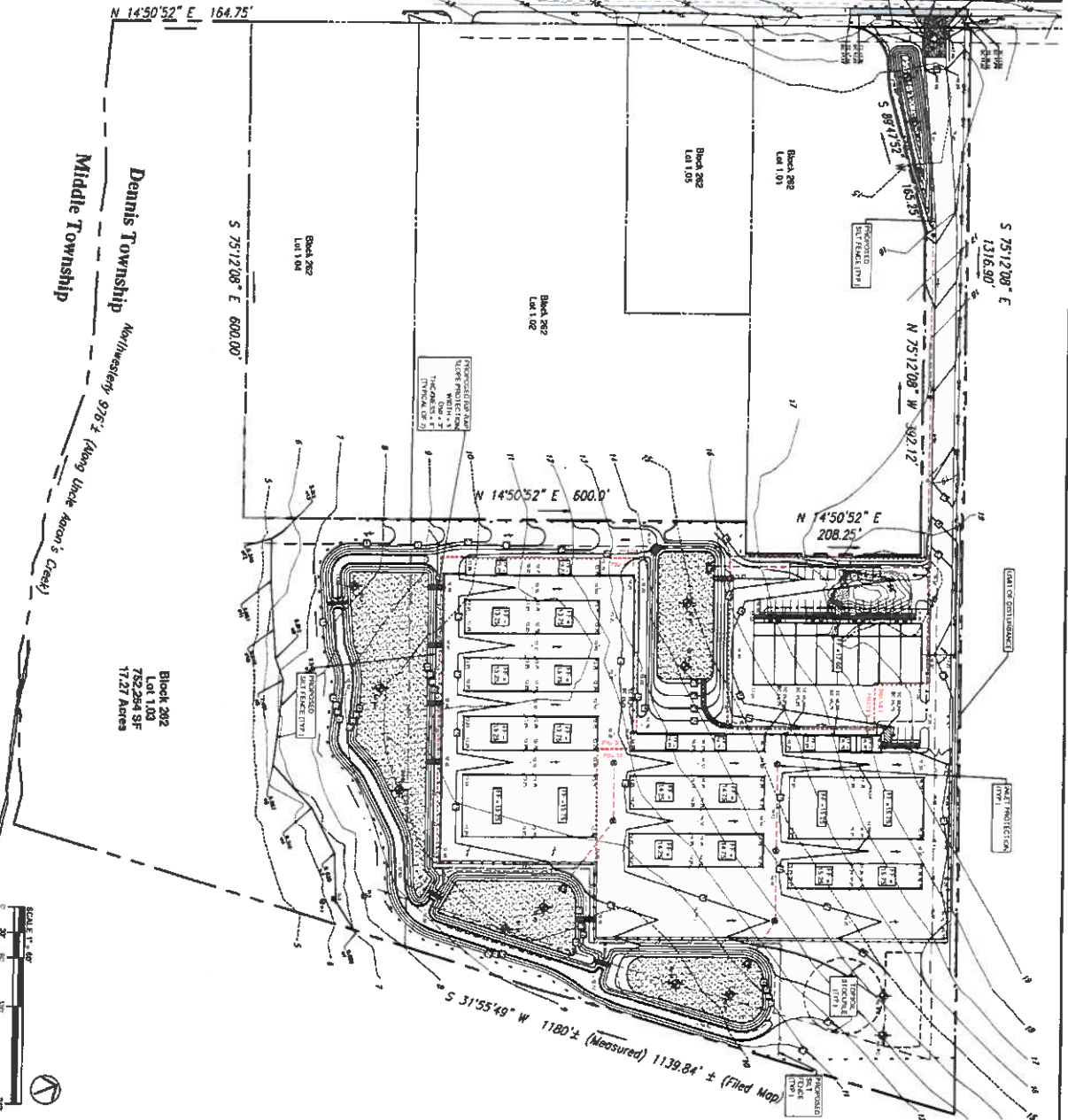


**GRADING DRAINAGE & UTILITY PLAN**  
BLOCK 262, LOT 1.03  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY

**TOPSOIL STOCKPILE DETAIL**



**SOIL EROSION & SEDIMENT CONTROL PLAN**



DATE: 3/19/22	DRAWN BY: MAB
SCALE: 1" = 100'	CHECKED BY: WCO
PROJECT: # 2006	SHEET: 5 OF 12



REV. NO.	DATE	BY	DESCRIPTION
1	3/19/22	MAB	REVISED PLAN
2	3/19/22	MAB	REVISED PLAN
3	3/19/22	MAB	REVISED PLAN

A LANDSCAPE ARCHITECT HAS PREPARED THIS PLAN. IT IS THE LANDSCAPE ARCHITECT'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE RESULTS OF ANY CONSTRUCTION OR MAINTENANCE WORK PERFORMED BY OTHERS. THE LANDSCAPE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE LANDSCAPE ARCHITECT.

**VINCENT C. ORLANDO**  
PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #32498

**EDA** Engineering Design Associates, P.A.  
CAMDEN PROFESSIONAL OFFICE  
5 Cambridge Drive, Camden, New Jersey 08102  
(609) 292-2525 • Fax: (609) 292-2524  
www.eda-nj.com • info@eda-nj.com

**SOIL EROSION PLAN**  
BLOCK 262, LOT 1.03  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY

# SOIL EROSION AND SEDIMENT CONTROL PLAN

1. The purpose of this plan is to provide a detailed description of the erosion and sediment control measures to be implemented on the project site.
2. The plan shall be prepared by a professional engineer or a professional landscape architect who is a member of the Professional Engineers and Professional Landscape Architects of the State of New Jersey.
3. The plan shall be prepared in accordance with the requirements of the New Jersey Department of Environmental Protection (NJDEP) and the New Jersey Department of Transportation (NJDOT).
4. The plan shall be prepared in accordance with the requirements of the National Engineering Council of the United States (NECS).
5. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
6. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
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14. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
15. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
16. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
17. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
18. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
19. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
20. The plan shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).

## SOIL CONSERVATION NOTES

**EDA** Engineers - Landscape Architects - Planners

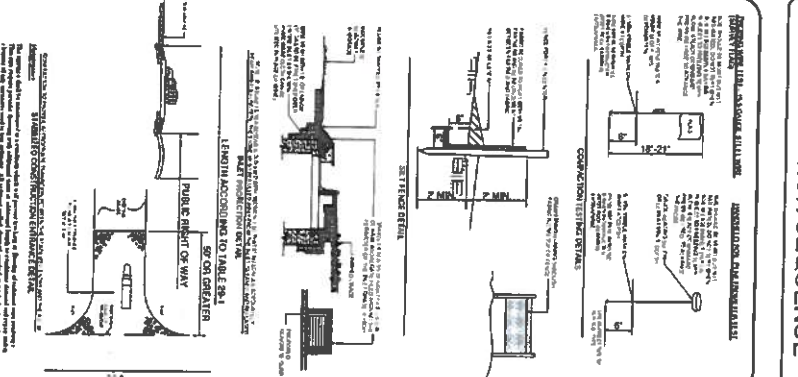
# STORMWATER MANAGEMENT MAINTENANCE PROGRAM

1. The purpose of this program is to provide a detailed description of the stormwater management maintenance measures to be implemented on the project site.
2. The program shall be prepared by a professional engineer or a professional landscape architect who is a member of the Professional Engineers and Professional Landscape Architects of the State of New Jersey.
3. The program shall be prepared in accordance with the requirements of the New Jersey Department of Environmental Protection (NJDEP) and the New Jersey Department of Transportation (NJDOT).
4. The program shall be prepared in accordance with the requirements of the National Engineering Council of the United States (NECS).
5. The program shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).
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20. The program shall be prepared in accordance with the requirements of the National Association of Professional Engineers and Professional Landscape Architects (NAPEL).

## SOIL CONSERVATION NOTES

**EDA** Engineers - Landscape Architects - Planners

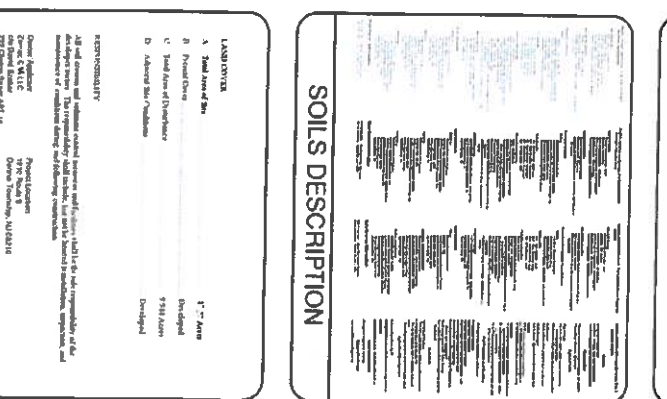
# CONSTRUCTION SEQUENCE



## SOIL CONSERVATION DETAILS

**EDA** Engineers - Landscape Architects - Planners

# S.C.D. SOILS MAP



# SOILS DESCRIPTION

LAND COVER			
A	3rd Class Soil	7' - 8' Area	7' - 8' Area
B	3rd Class Soil	7' - 8' Area	7' - 8' Area
C	3rd Class Soil	7' - 8' Area	7' - 8' Area
D	3rd Class Soil	7' - 8' Area	7' - 8' Area

## GENERAL INFORMATION

**EDA** Engineers - Landscape Architects - Planners

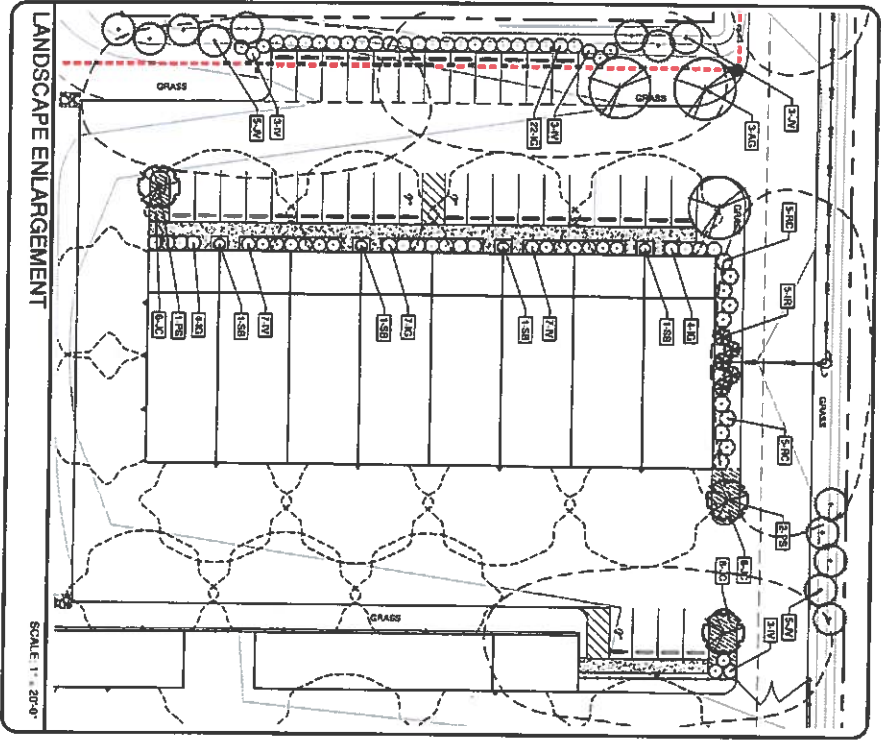
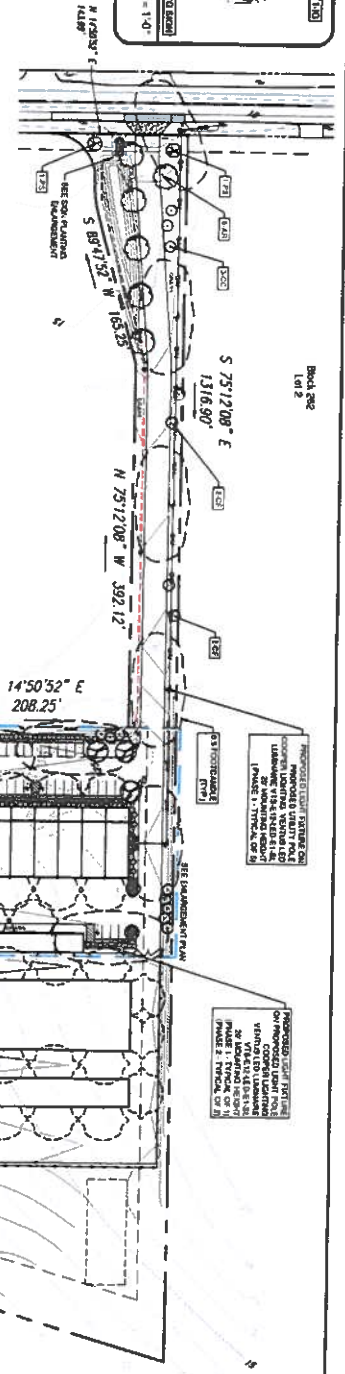
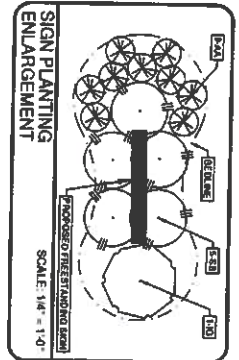
**EDA** Engineering Design Associates, P.A.  
 10000 Rte. 100, Suite 100  
 Princeton, NJ 08540  
 Phone: 609.981.1111  
 Fax: 609.981.1112  
 Email: info@eda-nj.com  
 Website: www.eda-nj.com

**VINCENT C. ORLANDO**  
 PROFESSIONAL ENGINEER  
 P.E. No. 32406

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 Princeton, NJ 08540  
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 Website: www.eda-nj.com





**EDA** Engineers - Landscape Architects - Planners

# LANDSCAPING & LIGHTING PLAN

Block 262  
Lot 1.03  
752,254 SF  
17.27 Acres



REV. 02/20/2006  
DATE: 02/20/2006  
BY: [Signature]

DATE: 02/20/2006  
BY: [Signature]

DATE: 02/20/2006  
BY: [Signature]

DATE: 02/20/2006  
BY: [Signature]

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BY: [Signature]

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BY: [Signature]

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BY: [Signature]

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BY: [Signature]

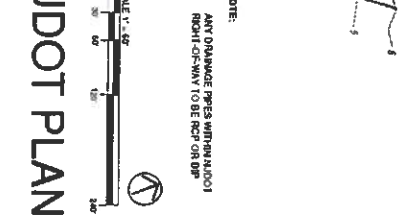
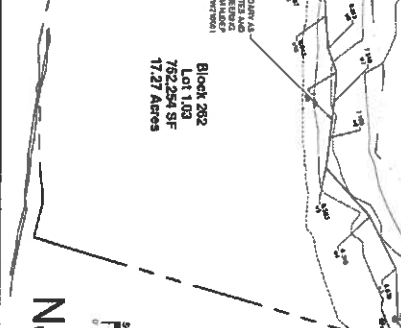
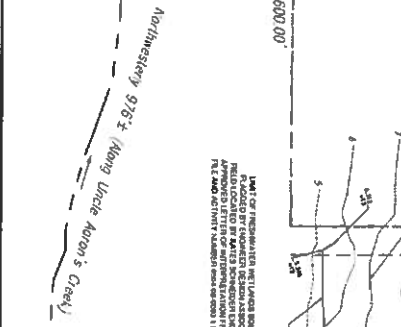
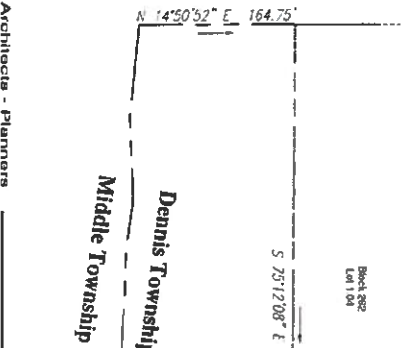
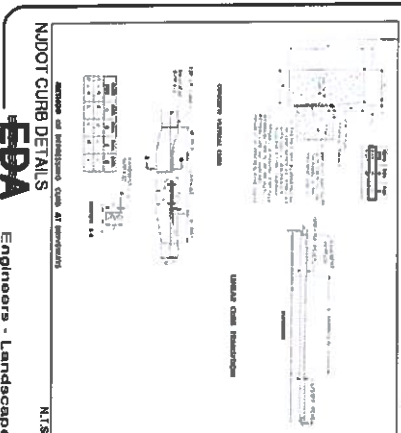
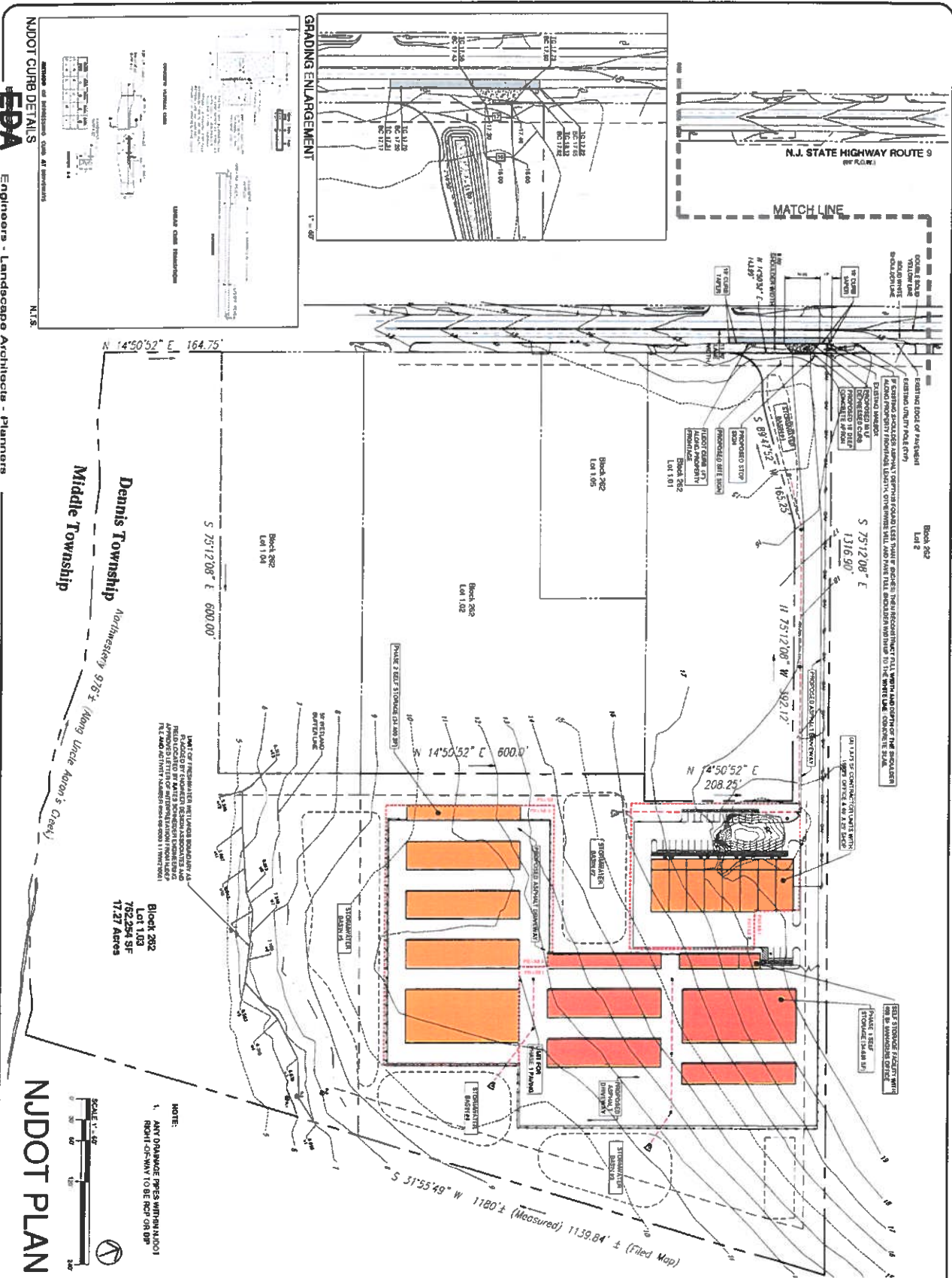
DATE: 02/20/2006  
BY: [Signature]

**VINCENT C. ORLANDO**  
PROFESSIONAL ENGINEER  
P.E. LIC. #32498

**EDA** Engineering  
Design Associates, P.A.  
CAMDEN, NEW JERSEY  
CAMDEN PROFESSIONAL OFFICES  
1000 Cambridge Street, Camden, NJ 08102  
(609) 290-0330 • Fax (609) 290-0331  
JULY 2005 TO PRESENT  
**LANDSCAPING & LIGHTING PLAN**  
BLOCK 262, LOT 1.03  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY

DATE: 02/20/2006	DESIGNED BY: MSB
SCALE: AS NOTED	CHECKED BY: KCO
PROJECT: 8006	SHEET: 7 OF 10





**EDA**  
Engineers - Landscape Architects - Planners

**VINCENT C. ORLANDO**  
PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #32498

**EDA** Engineering Design Associates, P.A.  
Cambridge Professional Offices  
1 Cambridge Street, Suite 200, New Jersey 08540  
(609) 260-0355 Fax (609) 260-0301  
SOUTHWESTERN UNIVERSITY

**NJDOT PLAN**  
BLOCK 262, LOT 1.03  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY


DATE: 5/13/2011  
SCALE: 1\"/>

PROJECT: 1000  
SHEET: 1 OF 12

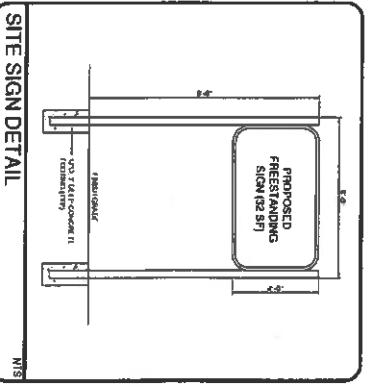
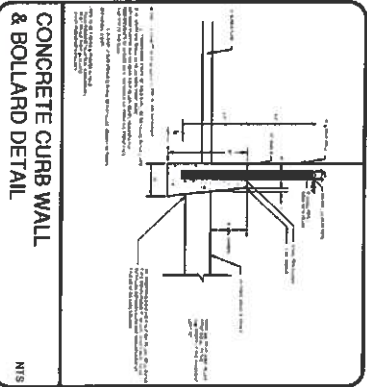
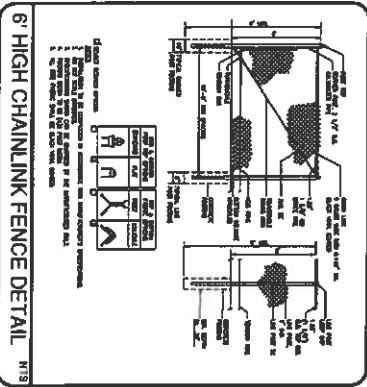
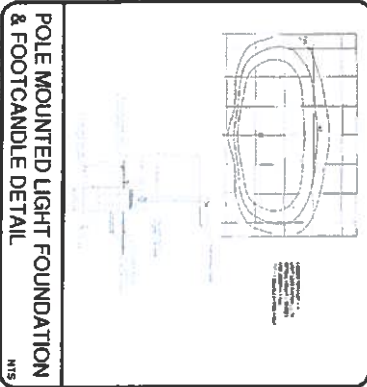
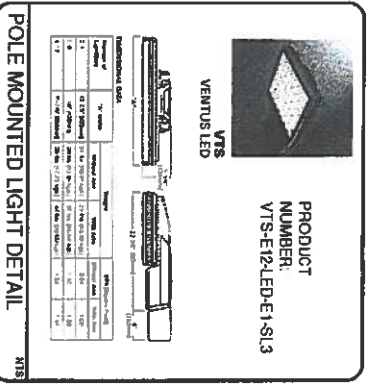
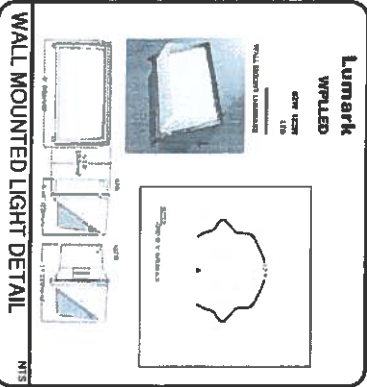
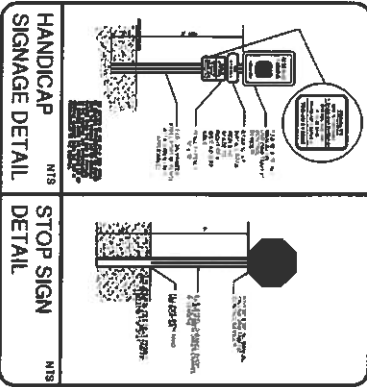
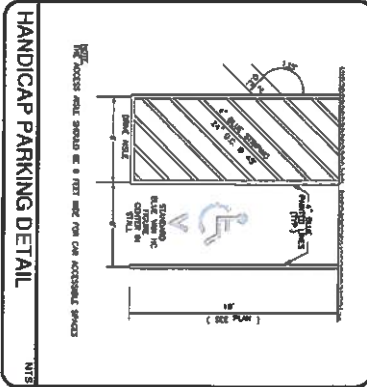
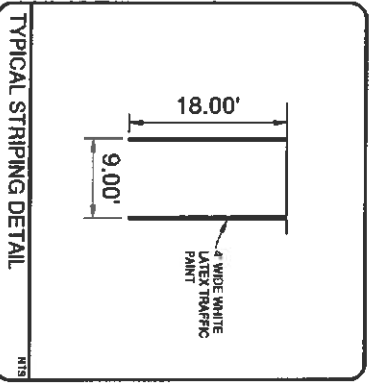
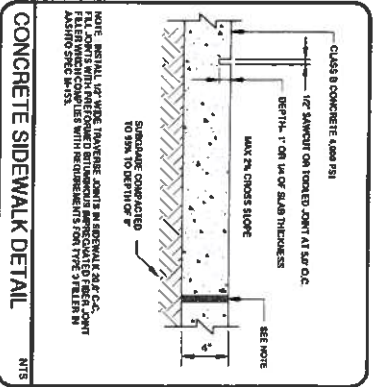
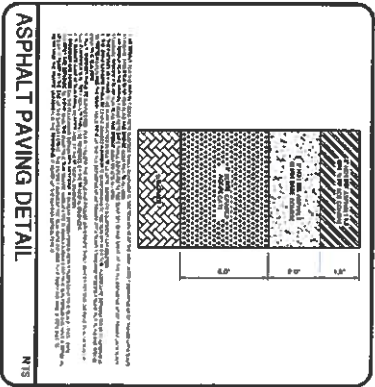
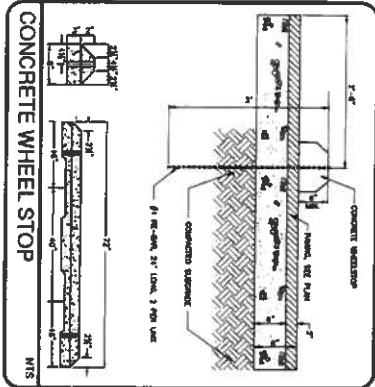
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PROJECT: 1000  
SHEET: 1 OF 12

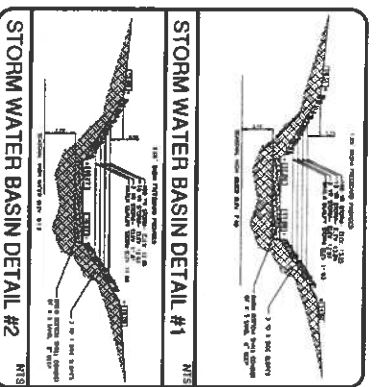
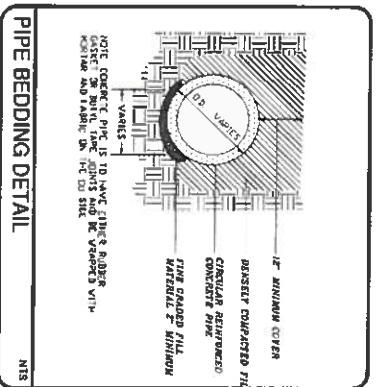
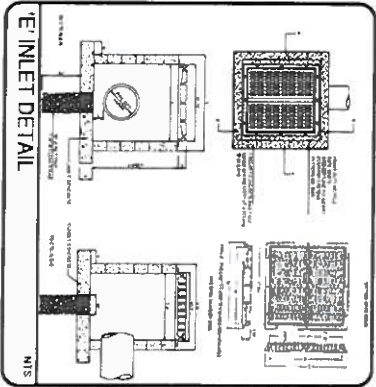
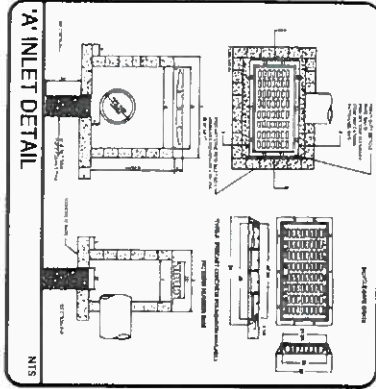


DATE 3/10/02	DRAWN BY MMS		NEW JERSEY REG. NO. 120400 EXPIRATION DATE 3-31-2002 DATE 3/10/02 EXPIRATION DATE 3-31-2002	I, the undersigned, do hereby certify that I am a duly Licensed Professional Engineer in the State of New Jersey, and that I am the author of the design and calculations shown on this drawing. I am not aware of any falsification of data or information used in the preparation of this drawing. I am not aware of any violation of the Engineering Law or the Engineering Code of Ethics. I am not aware of any violation of the Engineering Law or the Engineering Code of Ethics. I am not aware of any violation of the Engineering Law or the Engineering Code of Ethics.	<b>VINCENT C. ORLANDO</b> PROFESSIONAL ENGINEER N.J.E. LIC #32490 	<b>EDA</b> Engineering Design Associates, P.A. Cambridge Professional Offices Cambridge Green House Park, Suite 200 (609) 260-0232 • Fax (609) 260-0204 800-451-7272 • 800-451-7272 • 800-451-7272
PROJECT # 2006	CHECKED BY VOO DATE 10/6/12		N.JDOT MPT PLAN BLOCK 262, LOT 1.03 TOWNSHIP OF DENNIS CAPE MAY COUNTY, NEW JERSEY			

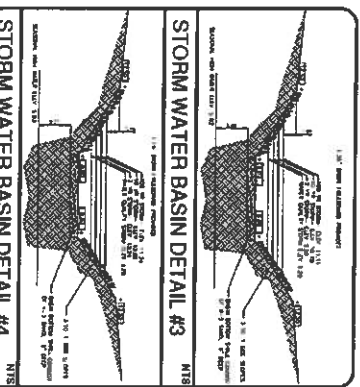
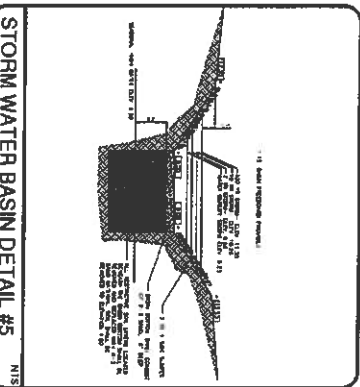
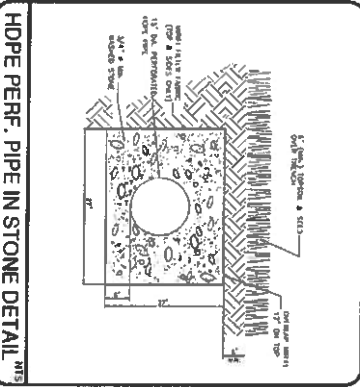
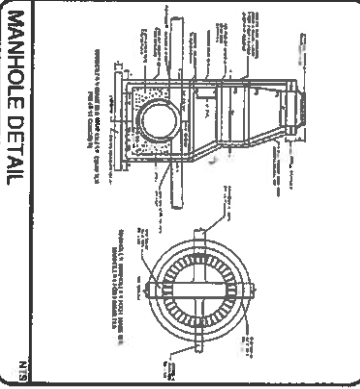




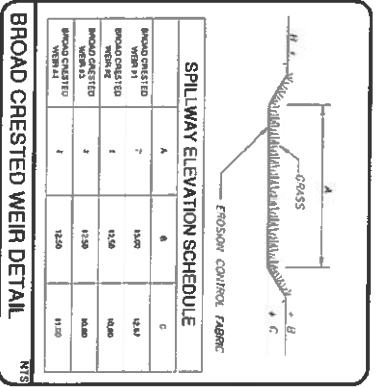
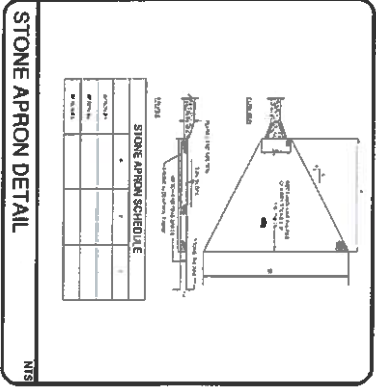




**EDA** Engineering Design Associates, P.A.  
 1. Licensed Professional Engineer, Landscape Architect  
 2. Licensed Professional Engineer, Civil Engineer  
 3. Licensed Professional Engineer, Mechanical Engineer  
 4. Licensed Professional Engineer, Electrical Engineer  
 5. Licensed Professional Engineer, Structural Engineer  
 6. Licensed Professional Engineer, Environmental Engineer  
 7. Licensed Professional Engineer, Chemical Engineer  
 8. Licensed Professional Engineer, Industrial Engineer  
 9. Licensed Professional Engineer, Marine Engineer  
 10. Licensed Professional Engineer, Nuclear Engineer  
 11. Licensed Professional Engineer, Aeronautical Engineer  
 12. Licensed Professional Engineer, Astronautical Engineer  
 13. Licensed Professional Engineer, Biomedical Engineer  
 14. Licensed Professional Engineer, Computer Engineer  
 15. Licensed Professional Engineer, Environmental Engineer  
 16. Licensed Professional Engineer, Geological Engineer  
 17. Licensed Professional Engineer, Industrial Engineer  
 18. Licensed Professional Engineer, Information Systems Engineer  
 19. Licensed Professional Engineer, Materials Engineer  
 20. Licensed Professional Engineer, Mechanical Engineer  
 21. Licensed Professional Engineer, Metallurgical Engineer  
 22. Licensed Professional Engineer, Nuclear Engineer  
 23. Licensed Professional Engineer, Oceanographic Engineer  
 24. Licensed Professional Engineer, Petroleum Engineer  
 25. Licensed Professional Engineer, Safety Engineer  
 26. Licensed Professional Engineer, Software Engineer  
 27. Licensed Professional Engineer, Systems Engineer  
 28. Licensed Professional Engineer, Telecommunications Engineer  
 29. Licensed Professional Engineer, Transportation Engineer  
 30. Licensed Professional Engineer, Urban Planning Engineer  
 31. Licensed Professional Engineer, Water Resources Engineer  
 32. Licensed Professional Engineer, Wildlife Management Engineer  
 33. Licensed Professional Engineer, Wood Science Engineer  
 34. Licensed Professional Engineer, Zoology Engineer  
 35. Licensed Professional Engineer, Other  
 ENGINEERING DETAILS  
 BLOCK 262, LOT 1.03  
 TOWNSHIP OF DENNIS  
 CAPE MAY COUNTY, NEW JERSEY



**VINCENT C. ORLANDO**  
 PROFESSIONAL ENGINEER  
 P.E. No. 332496  
 1. Licensed Professional Engineer, Landscape Architect  
 2. Licensed Professional Engineer, Civil Engineer  
 3. Licensed Professional Engineer, Mechanical Engineer  
 4. Licensed Professional Engineer, Electrical Engineer  
 5. Licensed Professional Engineer, Structural Engineer  
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 31. Licensed Professional Engineer, Water Resources Engineer  
 32. Licensed Professional Engineer, Wildlife Management Engineer  
 33. Licensed Professional Engineer, Wood Science Engineer  
 34. Licensed Professional Engineer, Zoology Engineer  
 35. Licensed Professional Engineer, Other



**EDA**  
 ENGINEERING DESIGN ASSOCIATES, P.A.  
 1. Licensed Professional Engineer, Landscape Architect  
 2. Licensed Professional Engineer, Civil Engineer  
 3. Licensed Professional Engineer, Mechanical Engineer  
 4. Licensed Professional Engineer, Electrical Engineer  
 5. Licensed Professional Engineer, Structural Engineer  
 6. Licensed Professional Engineer, Environmental Engineer  
 7. Licensed Professional Engineer, Chemical Engineer  
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 34. Licensed Professional Engineer, Zoology Engineer  
 35. Licensed Professional Engineer, Other



# **RESOLUTION CLUB 2021-20**

Jon D. Batastini, Esquire  
Attorney ID 025972000  
GARRETT & BATASTINI  
A Professional Association  
3318A Simpson Avenue  
Ocean City, New Jersey 08226-3625  
(609) 399 0035  
Attorney for Dennis Township Consolidated Land Use Board

**Dennis Township Consolidated Land Use Board**

**RESOLUTION CLUB 2021-20**

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**APPLICATION OF:**        **Zemac Acquisitions, LLC**

**PROPERTY:**        **Block 262, Lot 1.03 - 1910 Route 9 North**

---

**WHEREAS,** Zemac Acquisitions, LLC is the Applicant for Block 262, Lot 1.03 - 1910 Route 9 North as the same is designated on the Tax Map of the Township of Dennis; and

**WHEREAS,** Ronald J. Gelzunas, Esquire, represented the Applicant; and

**WHEREAS,** Vincent C. Orlando, PE, of Engineering Design Associates, PA testified on behalf of the Applicant; and

**WHEREAS,** J. Michael Fralinger, Jr., PE, CME, the Board Engineer, issued a report dated October 26, 2021; and

**WHEREAS,** the following items have been submitted for the above referenced application:

A. Dennis Township Zoning Board of Adjustment Application with Attachments

B. Plan of Topographic Survey prepared by Kates Schneider Engineering, LLC, dated 8-16-21, one (1) sheet.

C. Variance Plan prepared by Engineering Design Associates, PA, last revised 9-3-21, two (2) sheets.

**WHEREAS**, the Applicant has filed a complete application with the Dennis Township Consolidated Land Use Board seeking variances; and

**WHEREAS**, this is an application by Zemac Acquisitions, LLC which proposes a three (3) phase development project on block 262 lot 1.03; and Phase I will consists of a 15,000 SF contractor facility with eight (8) individual units and 32 parking stalls; and Phase II will consists of six (6) self-storage buildings totaling 35,8800 SF, a manager's office/living unit and an outdoor boat storage area and Phase III will consists of five (5) self-storage buildings totaling 35,200 SF; and

**WHEREAS**, the Applicant seeks the following variances: a use variance for contractor facilities and self-storage and since multiple principal uses are not permitted on a single parcel; a Min. Front Yard variance since 0-8 feet is required and 646 feet is proposed; a Facade Build to Line variance since 50% @0feet is required and 0% @0feet is proposed; a Max. Building Length variance since 100 feet is required and 160 feet is proposed; a variance for a freestanding sign at 32 SF with a height of 25 feet and a front yard setback of 10 feet; a parking variance since 106 spaces are required and 36 parking stalls are proposed; and

**WHEREAS**, David Szeker and William Geronimo testified as members of the LLC to the following:

There is a need for these uses as it is difficult to obtain storage spaces and the need for contractor offices.

The project is financially viable.

**WHEREAS**, Vincent C. Orlando, PE, of Engineering Design Associates, PA testified on

behalf of the Applicant the variances can be granted under the positive criteria because:

The site is suitable for the commercial uses as there is no impact on any residential uses and similar structures are withing the general area.

The site is a flag lot of sorts and not conducive to walk-up traffic.

The building lengths can be extended because the buildings do not front the street.

A freestanding sign is required since the buildings do not front a street.

Special reason exists to promote the purposes of the NJ MLUL to include guiding the appropriate use or development of all lands by bringing needed storage and offering space for contractor business, providing sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens by constructing storage and contractor offices on a site that is appropriate; and encouraging coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land by offering multiple uses on a site that is appropriate; and

**WHEREAS**, Vincent C. Orlando, PE, of Engineering Design Associates, PA testified on behalf of the Applicant the variances can be granted under the negative criteria because:

No detriment to the public at all as this is an industrial area with no residential impact, and the purposes of the master plan or land use ordinances are advanced for the same reason set forth in the positive criteria; and

**WHEREAS**, the Applicant understands and agrees that preliminary and final site plan approval is required for the project and that any additional variances require Board approval regardless of any legal argument that additional variances are assumed or pre-empted because a

use variance was approved; and

**WHEREAS**, the site is located within the CVC – Clermont Village Center District; and

**WHEREAS**, no member of the public spoke with regard to the application; and

**NOW, THEREFORE, BE IT RESOLVED** the Dennis Township Consolidated Land Use Board at its meeting on October 28, 2021, granted the use variance and variances as indicated above.

Watson made the motion and Penrose seconded the motion. Motion passed.

Further conditioned that there be no deviation in the design, construction material or building elevations from that which was presented to the Board as a part of the application other than minor changes as determined after the review of the Zoning Officer.

Further conditioned that no subsequent additions, alterations or changes can be made without further review by the Board.

Further conditioned that the Applicant will provide cost estimates for the on-site improvements in the event the Board Engineer deems same appropriate as well as providing adequate performance guarantees if required.

Further conditioned that the Applicant shall provide seventy-two hours' notice to the Board Engineer for all inspections.

The Applicant shall comply with all provisions of the Dennis Township Zoning and Land Development Ordinance and any and all municipal, County, State and/or Federal laws or regulations relating or applicable to the proposed project.

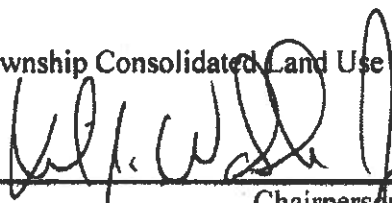
Further conditioned upon agreement by the Applicant to specific items not contained within this Decision and Resolution, but which were otherwise set forth in the record of the hearing, which are incorporated herein though not set forth at length herein.

Further conditioned the Applicant shall comply with the recommendations and comments made by the report by J. Michael Fralinger, Jr., PE, CME, of the firm of Fralinger Engineering, PA, dated October 26, 2021 and at the hearing shall be followed by the Applicant as well as any other agreements made by the Applicant on the record.

This Resolution is adopted on November 18, 2021, in full memorialization of the decision made by the Dennis Township Consolidated Land Use Board at its regular meeting on October 28, 2021.

Dated: 11/18/21

Dennis Township Consolidated Land Use Board

/s/   
\_\_\_\_\_, Chairperson

/s/ \_\_\_\_\_  
\_\_\_\_\_, Vice Chairperson

This is to certify that this is a true copy of a Resolution adopted verbally by the Dennis Township Consolidated Land Use Board at its regular meeting held on October 28, 2021 at 7:00 p.m. at the Dennis Township Municipal Building and memorialized on November 18, 2021. See attached for members voting.

Dated:

  
\_\_\_\_\_  
Carla Coffee, Secretary



Hearing Date October 28, 2021

Member Name	Position	Present	Absent	Motion	Second	Yea	Nay	Abstain
Daniel Walsh	Chair Class IV		✓					
Joseph Chambers	Vice Chair Class IV	✓				✓		
David Watson	Class IV	✓		✓				
Harry Cowan	Class IV	✓				✓		
Les Frie	Class IV	✓				✓		
Chris Hope	Class IV	✓				✓		
Mayor's Designee Thomas McEvoy	Class I	✓				✓		
Scott Turner	Class III	✓				✓		
Robert Penrose	Class II/IV	✓			✓			
Carly Caprioni	Alt 1	✓				✓		
Elizabeth Martucci	Alt 2		✓			✓		

Resolution Date November 18, 2021

Member Name	Position	Present	Absent	Motion	Second	Yea	Nay	Abstain
Daniel Walsh	Chair Class IV	✓				✓		
Joseph Chambers	Vice Chair Class IV		✓					
David Watson	Class IV	✓		✓				
Harry Cowan	Class IV	✓				✓		
Les Frie	Class IV		✓					
Chris Hope	Class IV	✓				✓		
Mayor's Designee Thomas McEvoy	Class I	✓				✓		
Scott Turner	Class III	✓				✓		
Robert Penrose	Class II/IV	✓			✓			
Carly Caprioni	Alt 1	✓				✓		
Elizabeth Martucci	Alt 2	✓				✓		