

7:01:53 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD
Regular Meeting - June 23, 2022 at 7:00 p.m.

Attendance: McEvoy, Watson, Walsh, Martucci, Hope, Penrose,
Chambers, Cowan, Batastini, Fralinger, Scheule

Call to Order.

Applications:

PIERSON-PLEASANTVILLE, LLC - Block 224, Lots 68.01, 73, 74.02,
75.03 and 78.04: Located on Woodbine-Ocean View Road in a
Business District (B). Applicant seeking preliminary and final
site plan approval, a use variance, bulk variances, waivers from
subdivision and/or site plan standards and any and all waivers
and/or approvals necessary to add ready mix concrete as an
additional use associated with an existing gravel pit.
(Adjourned.)

DeVAUL, CHUCK & MARK - Block 226, Lot 24.02: Located at 486
Corson Tavern Road in a Rural Single Family Residential (R3)
Zone. Applicants seeking to subdivide existing lot into two (2)
parcels. Also requesting variances for accessory structure in
front of principal structure or within front yard setback on
proposed Lot 24.02, accessory structure without a principal
structure on proposed Lot 24.05, temporary trailer during
construction on proposed Lot 24.02 and lot frontage. (Continued
from May 26, 2022.)

Other Business:

Correspondence.

Discussion: Master Plan Review

Resolutions:

Giannini

Poznek

Minutes: May 26, 2022

Bills.

Adjourn.

7:01:53 PM - - Start Recording
7:01:55 PM - - Walsh - call meeting to order.
7:02:15 PM - - Roll call.
7:02:55 PM - - Walsh - Pierson-Pleasantville, LLC - matter to be adjourned

7:03:43 PM - - Paul J. Baldini, Esquire - attorney for applicant, requesting adjournment. Received letter from objectors. He believes procedural issues have been met. Will waive time.

7:04:38 PM - - Battastini - matter adjourned.

7:04:50 PM - - Walsh - Chuck and Mark Devaul - next application

7:07:06 PM - - Christopher Facenda, Esquire - attorney for applicants. Describe property. Current use is wooded land with certain structures. Seeking subdivision. Technically a by-right subdivision with couple of issues needing relief. Conforming for area, depth and width. Ask for his witnesses to be sworn.

7:09:44 PM - - Batastini - administer oath to Joseph Mafei and Chuck DeVaul.

7:10:39 PM - - Facenda - questions to Mafei

7:10:51 PM - - Mafei - describe property - long and narrow, frontage on Corson Tavern Road, stretches almost to Route 9, also frontage on DeVaul's Lane. Describe surrounding neighborhood. Describe property in question and what is proposed. Explained D variance request - existing shed, another structure and 2 lakes. Also described C variance - frontage from previous subdivision, accessory structures technically in the front yard on Lot 24.02 and no principal structure on Lot 24.05. Well over lot size on each subdivided lot. Described uses for each proposed lot. Reviewed positive and negative criteria. No issues with Fralinger's report/comments. Believes project will take about 2 years to complete.

7:18:21 PM - - Penrose - question regarding wetlands delineation on Lot 24.05.

7:19:01 PM - - Maffei - respond to Penrose - no buffer, no wetlands, approval received was for the entire site.

7:19:49 PM - - Penrose - has an environmental assessment or walk-through been done for endangered species

7:20:15 PM - - Maffei - yes, will provide copy

7:20:33 PM - - Batastini - any other questions from Board - none; ask Fralinger to review his report

7:20:51 PM - - Fralinger - engineer's report/comments

7:22:35 PM - - Batastini - any questions of Fralinger - none; open to public

7:22:55 PM - - Walsh - open to public, none, close

7:23:08 PM - - Batastini - ask Facenda to go over variances being requested for each lot

7:23:33 PM - - Facenda - review variances being requested for each proposed lot

7:25:04 PM - - Batastini - where is house going to go

7:25:46 PM - - Maffei - describe location

7:25:56 PM - - Batastini -

7:26:39 PM - - Maffei - describe how accessory structure will be in front yard

7:27:45 PM - - Batastini -

7:27:51 PM - - Walsh - question to Maffei regarding existing structure

7:28:30 PM - - Maffei - respond to Walsh

7:28:39 PM - - Batastini - proposed form of motion for minor subdivision, use variance, variance for accessory structure in front yard, D variance for use of trailer for 2 years (technically 2 D variances - one for each lot)

7:30:48 PM - - Watson - motion to approve

7:31:09 PM - - Batastini - add to form of motion

7:32:31 PM - - Watson - motion to approve

7:32:42 PM - - Penrose - second

7:32:48 PM - - Roll call - all voting members in favor

7:33:48 PM - - Walsh - next up for discussion - Master Plan

7:34:00 PM - - Randy Scheule - update on progress. Sub-committee has met and made progress. Listed several matters that will be up for discussion, as well as those which have been discussed to date. Next meeting has been scheduled. Anticipates at least another 2 or 3 meetings needed with the sub-committee.

7:36:34 PM - - Walsh -

7:36:59 PM - - Fralinger - grants received by the Township for ADA and roadway improvements - described.

7:38:20 PM - - Batastini - question regarding grants that would have center designations
7:38:42 PM - - Fralinger - not aware of any
7:38:51 PM - - Scheule - will take a closer look at what is available and report back
7:39:10 PM - - Walsh - trying to determine if want to continue on with village districts
7:40:09 PM - - Cowan - what is reason for not having an accessory building in front of principal structure
7:40:52 PM - - Batastini - explained - for example, there would be sheds in front yards
7:41:32 PM - - Walsh - anything further on Master Plan - none
7:41:48 PM - - Walsh - Resolutions
7:41:57 PM - - Batastini - Giannini Resolution - review
7:42:19 PM - - Watson - motion to approve
7:42:26 PM - - Walsh - second
7:42:56 PM - - Roll call - all voting members in favor
7:43:09 PM - - Walsh - Poznek Resolution
7:43:21 PM - - Batastini - Poznek Resolution - review
7:44:32 PM - - Watson - motion to approve
7:44:42 PM - - Chambers - second
7:44:51 PM - - Roll call - All voting members in favor
7:45:29 PM - - Walsh - May 26, 2022 minutes
7:45:56 PM - - Voice vote on minutes - all in favor
7:46:07 PM - - Batastini - housekeeping matter - Pierson application will be on July, 2022 meeting. Plans will be amended and provided at least 10 days prior to hearing.
7:46:49 PM - - Walsh - bills
7:47:04 PM - - Roll call - all in favor
7:47:36 PM - - Walsh - no further business meeting adjourned.
7:48:03 PM - -
7:48:15 PM - - Stop Recording

