

**TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE BOARD
571 PETERSBURG ROAD
P.O. BOX 204
DENNISVILLE, NJ 08214
(609) 861-9700 ext 229
FAX (609) 861-9719
JANUARY 26, 2023 – 7:00 P.M.
AGENDA**

The notice requirements provided for in the “Open Public Meetings Act” have been satisfied. Notice of this meeting was published in the Cape May County Herald and the Press of Atlantic City and is posted in Township Hall.

Call to Order

Roll Call

Applications:

CONNORS, JOHN J – Block 262, Lots 15 & 16– Located on Route 9 in a CVC (Clermont Village Center) and a CVR (Clermont Village Residential) zone. Applicant seeking a use variance, bulk variances, a height variance, parking variance, and any and all waivers and/or approvals necessary to develop the property with a first-class resort consisting of a main lodge, individual bungalows and cabins, a tavern, various event spaces and recreational uses for patrons of the resort and the general public. **(adjourned)**

RYAN DEVELOPMENT GROUP, LLC – Block 260 Lots 4.04 & 4.05 – Located on Route 83 in a CVC (Clermont Village Center) zone. Applicant seeking preliminary and final site plan approval, bulk variances and any and all variances, waivers and/or approvals necessary to construct a 5 unit building housing contractor workshops and small office in each unit, and parking. **(adjourned)**

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. **(Continued from December 22, 2022)**

Other Business:

Correspondence:

Resolutions:

Professional Service Contracts – Batastini & Fralinger

Reorganization
Annual Report
Walters

Minutes:

December 22, 2022
January 5 (re-organization)
January 5 (work session)

Bills:

FRALINGER:

HRD Holdings – inspection	\$2,075.50
Two Brews – inspection	\$1,210.00
ERM Driftwood – inspection	\$4,732.00
Ocean View Volunteer Fire Co. – inspection	\$ 621.50
Walters – use variance	\$ 569.32
Ryan Development Group, LLC – site plan review	\$ 225.00
Connors – variance review	\$ 180.00
Mooers – use variance review	\$ 87.50

Total: \$9,700.82

BATASTINI:

Monthly – January	\$ 500.00
Preparation of resolutions for Solicitor, Engineer and Reorganization meeting	\$ 480.00
Walters	\$ 320.00

Total: \$ 1,300.00

SCHEULE:

Finalize report; public hearing	\$ 187.50
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TOTAL: **\$11,188.32**

Discussion:

Closed session – litigation

Adjourn