

7:21:38 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD
Work Session - January 5, 2023 - 7:00 p.m.

Attendance:

Applications to be Reviewed for Completeness:

CONNORS, JOHN J. - Block 262, Lots 15 and 16

RYAN DEVELOPMENT GROUP, LLC - Block 260, Lots 4.04 and 4.05

- 7:21:38 PM - - Start Recording
7:21:41 PM - - Ferrier - call to order
7:22:10 PM - - Batastini - who is on work session
7:22:19 PM - - Ferrier - Chambers and Penrose
7:22:30 PM - - Batastini
7:22:40 PM - - Robert Belasco, Esquire - attorney for John Connors - contract purchaser for property. Describe property zone; undeveloped, just shy of 31 acrest; proposing to develop site with a first class resort - bungalows, tavern, main lodge, various event and recreational uses. Will be a destination site. Coming for a D-1 variance. Want to get feel of whether or not this is something the Township would be willing to allow and see develop; realize will have to come back to Board for approvals. Also seeking D-6 height variance due to proposed height of lodge, which will be well set back on the property. Want to maintain as much of the wooded areas as possible. Also would be seeking a parking variance and amount required and proposed. Many of the vehicles will already be on site. Bungalows and cabins are not permitted uses. All uses proposed tie into the resort theme; some development is already permitted, but realize that a use variance would be required.
7:29:40 PM - - Vince Orlando - engineer for applicant - this is the most exciting project he has worked on in a long time and feels it will be a game changer for the Township. Thinks the Board will be very excited about the project when it is presented. Belasco gave a very good overview of the project.
7:31:52 PM - - Batastini - advise that just because a use variance may be given, there may be other issues that prevent the applicant from moving forward - wants to be clear, and nothing to add at this time
7:32:59 PM - - Fralinger - has a couple of comments, but Belasco and Orlando have addressed
7:33:46 PM - - Belasco - understands
7:34:05 PM - - Fralinger - nothing further
7:34:12 PM - - Batastini - application deemed complete to be heard - jumped gun and asked for any comments
7:34:56 PM - - Penrose -
7:35:01 PM - - Batastini - respond to Penrose
7:35:57 PM - - Chambers - all good
7:36:02 PM - - Batastini - application deemed complete
7:36:12 PM - - Batastini - Ryan Development Group, LLC - may have to find another attorney as he has represented them, but can move forward this evening
7:36:57 PM - - Paul Baldini, Esquire - attorney for applicant - has no problem with moving forward this evening - applicant is a contract purchaser for the property. Route 83 and Ratcliff Lane is the area where property is located. All variances being requested and generated because of the shape of the property and believes that the plan that Vince Orlando has come up with will work

- well. Discuss variances being requested, as well as other requests being sought. Plan of Operation will be submitted and full application within next several days.
- 7:44:02 PM - - Vincent Orlando - engineer for applicant - will provide architectural plans in a timely manner, operation plan, will be seeking waiver from traffic impact - feels not necessary, will provide environment impact assessment of the site, will speak with Fralinger on storm water design to make sure he is comfortable with it. Discussed design waivers.
- 7:46:17 PM - - Batastini - the requests for the waivers will be determined by the full Board; architectural plans need to be provided at least 10 days prior to the meeting.
- 7:47:16 PM - - Penrose - no comments
- 7:47:23 PM - - Chambers - no comments
- 7:47:28 PM - - Batastini -
- 7:47:32 PM - - Fralinger - comments - traffic impact study - he defers to the DOT; wetlands - can work with Orlando. Any concerns with the building location.
- 7:48:55 PM - - Orlando - will comply with the Ordinance requirements and feels that DOT has no other choice but to approve it.
- 7:50:02 PM - - Batastini - if nothing else to say, application can be deemed complete.
- 7:50:32 PM - - Orlando - will call Fralinger to set up time to discuss.
- 7:50:44 PM - - Batastini - meeting adjourned.
- 7:50:59 PM - - Stop Recording