

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 \_\_\_\_\_

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**TO BE COMPLETED BY APPLICANT**

**1. SUBJECT PROPERTY:**

Location: 1084 and 1092 Route 83  
Tax Map:  
Page: 28      Block(s) 260      Lot(s) 4.04 and 4.05  
Page: \_\_\_\_\_      Block(s) \_\_\_\_\_      Lot(s) \_\_\_\_\_

**2. APPLICANT:**

Name: Ryan Development Group, LLC  
Address: 3283 Dune Drive, Avalon, NJ 08202  
Phone: 410-456-4983

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: Matthew J. Ryan, Jr.  
Address: 3283 Dune Drive, Avalon, NJ 08202  
Interest 75%

Name: Matthew J. Ryan, III  
Address: 3283 Dune Drive, Avalon, NJ 08202  
Interest: 25%

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

Owner's Name: Pickering Real Estate Investment Phone No.: ( ) \_\_\_\_\_

Owner's Address: PO BOX 100, South Seaville, NJ 08246 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.

**Open space buffer and encroachment area located at rear of site between lot 4.04 and Forty feet wide spanning entire rear of lot.**

Present use of the premises: Vacant Land

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6. **Applicant's Attorney:** Paul J. Baldini, Esquire Phone No.: (609) 729-2600  
Address: 4413 New Jersey Avenue, Wildwood, NJ 08260 Fax No.: (609) 729-8624

7. **Applicant's Engineer:** Steve Filippone Phone No.: 609-390-0332  
Address: \_\_\_\_\_ Fax No.: \_\_\_\_\_

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

9. **Applicant's Traffic Engineer:** N/A 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: N/A 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:**

X Preliminary Site Plan Approval \_\_\_\_\_ (Phases if applicable)

X Final Site Plan Approval \_\_\_\_\_ (Phases if applicable)

\_\_\_\_\_ Amendment or Revision to an Approved Site Plan

1.966 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: Section 185-19(D)-  
Secondary Front Yard; 185-19(D) Rear Yard; 185-19(D) Building Length;  
185-19(E) Parking Front Setback; such other variances as the applicant or the  
Board may deem necessary during the course of the hearing process.

13. **Waivers Requested** of Development Standards and/or Submission Requirements:  
(Attach additional pages as needed) Curbing (Section 185-38A(2), clearing (Section 185-41J(2) and environmental Assessment Report (Section 185-41k(2c); such other variances as the applicant or the Board may deem necessary during the course of the hearing process.

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):  
Construct a 5 unit building housing contractor work shops and small office in each unit and parking. See plans for details.

16. **Is a public water** line available? NO

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? NO

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? usual and customary

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	<u>X</u>		
Cape May County Planning Board	<u>X</u>		
Cape May County Soil Conservation Dist.	<u>X</u>		
NJ Department of Environmental Protection		<u>X</u>	
Sewer Extension Permit		<u>X</u>	



Sanitary Sewer Connection Permit	_____	<u>  X  </u>	_____
Stream Encroachment Permit	_____	<u>  X  </u>	_____
Waterfront Development Permit	_____	<u>  X  </u>	_____
Wetlands Permit	_____	<u>  X  </u>	_____
Tidal Wetlands Permit	_____	<u>  X  </u>	_____
Potable Water Construction Permit	_____	<u>  X  </u>	_____
NJ Department of Transportation	<u>  X  </u>	_____	_____
Pinelands Comm. Certificate of Filing	_____	<u>  X  </u>	_____
Public Service Electric & Gas Comp.	_____	<u>  X  </u>	_____
Other	_____	<u>  X  </u>	_____

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>  6  </u>	<u>  SITE PLAN  </u>
<u>  6  </u>	<u>  STORMEWATER MANAGEMENT EPORT  </u>
<u>  6  </u>	<u>  MAINTENANCE &amp; INSPECTION PROGRAM  </u>

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: Paul J. Baldini, Esquire

Reports Requested: All

Engineer: Steve Filippone

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 15<sup>th</sup> day of December 2022

Heather K. Baldini

by: 

Matthew J. Ryan, Jr.



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.)*

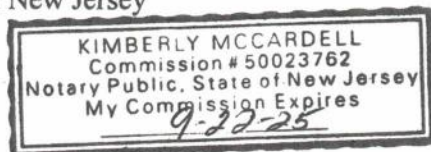
Sworn to and subscribed before me  
this 14<sup>th</sup> day of December 2022

Kimberly McCordell

Notary Public  
State of New Jersey

by: 


VINCENT ORLANDO



28. I understand that the sum of \$5,500 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: 12-15-22

by:

  
Matthew J. Ryan, Jr.

DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD  
NOTICE OF HEARING FOR APPLICATION FOR DEVELOPMENT

Applicant's Name: **Ryan Development Group, LLC**

Address: **3283 Dune Drive, Avalon, NJ 08202**

Address of Property **1084 and 1092 Route 83**

Subject to the

Application:

Tax Map Block : **260**,      Lot(s): **4.04 and 4.05**

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Take notice that on **the** **2023** at **7:00 PM** prevailing time, at the Dennis Township Hall, located at 571 Petersburg Road, Dennisville, Dennis Township, New Jersey, the Dennis Township Consolidated Land Use Board will hold a hearing on the application for development of the undersigned. Variance or other relief is sought so as to Construct a 5 unit building housing contractor work shops and small office in each unit and parking on the premises located at **1084 and 1092 Route 83, Dennis Township**, also known as **Block 260, Lot(s) 4.04 and 4.05** on the Dennis Township Tax Map. The following approvals, waivers, and variances are being sought from the following section(s) of the Township's ordinances:

1. Preliminary and final site plan approval to Construct a 5 unit building housing contractor work shops and small office in each unit and parking, as required, pursuant to the Land Use Development Ordinance of the Township of Dennis as well as the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50.
2. Variance relief from the Land Use Development Ordinance of Township of Dennis and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) as follows:
  - a. Variance from maximum permitted secondary front yard setback, where maximum of 4 feet is permitted with proposed secondary front yard setback of 195.5 feet. Dennis Township Code 185-19(D); N.J.S.A. 40:55D-70(c)(1) and (2).
  - b. Variance from rear yard setback where 55 feet is required with proposed rear yard setback of 45.95 feet. Dennis Township Code 185-19(D); N.J.S.A. 40:55D-70(c)(1) and (2).
  - c. Variance from maximum building length where 100 feet is permitted with proposed building length of 170 feet. Dennis Township Code 185-19(D); N.J.S.A. 40:55D-70(c)(1) and (2).
  - d. Variance from front primary street parking setback where 30 feet is required with proposed front primary street parking setback of 8 feet. Dennis Township Code 185-19(E); N.J.S.A. 40:55D-70(c)(1) and (2).
3. Waiver of Development Standards from the following:
  - a. Requirement of providing curbing in all parking areas. Dennis Township Code 185-38A(2).
  - b. Clearing limits requirement. Dennis Township Code 185-41J(2).
  - c. Environmental Assessment Report. Dennis Township Code 185-41k(2)(c).
4. Any other bulk, dimensional and accessory variance relief or exceptions from the Land Use Development Ordinance of the Township of Dennis and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) which may be required, including, but not limited to, side yard setbacks, front yard setbacks, rear yard setbacks, building coverage, lot coverage, maximum number of required driveways and parking spaces at the Property.



5. The Applicant may also apply for such variance relief, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board, which may arise during the course of the hearing process.

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) 861-9700** 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) 861-9700** 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> 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) 861-9700** during normal business hours for assistance in delivering exhibits, accessing the plans and the meeting.

/s/Paul J. Baldini

Attorney for Applicant

Paul J. Baldini, Esquire  
4413 New Jersey Avenue  
Wildwood, NJ 08260  
paul@paulbaldinilaw.com  
609-729-2600

**PLAN OF OPERATIONS  
FOR  
RYAN DEVELOPMENT GROUP  
ROUTE 83 DEVELOPMENT  
DENNIS TOWNSHIP, NJ**

**Hours of operation:** 6:00 a.m. until 6:00 p.m., Monday – Friday (and an occasional Saturday).

**Employees:** Two (2) to three (3) employees per unit comprising one (1) shift per day to arrive on-site in their personal vehicles at 6:30 a.m.+\_. It is anticipated the employees will load and organize, leaving the site for ongoing jobs.

**Operations:** The applicant proposes a 5-unit commercial building with each unit comprising approximately 3,000 sq. foot and with approximately 25% sq. foot office space contained in each unit. It is anticipated One (1) to two (2) trucks per day per unit for about eight (8) vehicles per day. In addition, there may be employee pickup trucks entering and leaving the site.

The building is intended to function as a service building which is generally anticipated to act as a secondary location for local and regional businesses. The Ryan Development Group will occupy one of the units and lease the remainder. It is anticipated tenants will be building supply companies and related trades. The Ryan Development Group will oversee and manage the property to ensure smooth operation of the facility.

**Safety and Emission of Noise, Glare. Air and Water Pollution:** Operations are safe to the public as this location is anticipated to be accessible to employees of the tenants only. No emissions are expected. Trucks will drop off supplies and leave or load and leave. There will not be any idling on site.