

**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  
FEBRUARY 23, 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.

**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 work shops and small office in each unit, and parking.

**PITTALUGA, PETER J. – Block 120, Lot 33** – Located on Dennisville Road in an R3(Rural Density Residential) zone. Applicant seeking minor subdivision approval and any and all waivers and/or approvals necessary to subdivide the property into three (3) lots.

**OCEAN VIEW ASSOCIATES, LLC – Block 226, Lots 31.01 & 32** – Located on Route 9 in a Rural Density residential (R3) district. Applicant seeking a use variance to provide rooming for employees of the nursing home on the second floor of the structure located in front of the main structure.

**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 January 26, 2023)**

**Other Business:**

**Correspondence:**

**Discussion:**

**Resolutions:**

None

**Minutes:**

January 26, 2023