

TOWNSHIP OF DENNIS CONSOLIDATED LAND USE BOARD  
COUNTY OF CAPE MAY AND STATE OF NEW JERSEY

**RESOLUTION NO. 22- 04**

**A RESOLUTION REVIEWING THE APPLICATIONS BEFORE THE ZONING BOARD FOR 2021**

**WHEREAS**, N.J.S.A 40:55D-70.1 requires an annual report by a Zoning Board of Adjustment reviewing its decisions on applications and appeals for variances; and

**WHEREAS**, such review has been completed by the Dennis Township Consolidated Land Use Board; and

**NOW, THEREFORE, BE IT RESOLVED** by the Dennis Township Consolidated Land Use Board as follows:

1. Attached hereto and made part hereof is the Zoning Board of Adjustment's report on the year 2021 applications and decisions.
2. The Dennis Township Consolidated Land Use Board has reviewed the application list and makes no recommendations for Zoning Ordinance amendments at this time.
3. The Secretary of the Dennis Township Consolidated Land Use Board is authorized and directed to send a copy of this Resolution and attached report to the Dennis Township Committee and to all members of the Dennis Township Consolidated Land Use Board.
4. This Resolution shall take effect immediately.

Presented by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**2021 ANNUAL REPORT  
DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD**

**CVC – Clermont Village Center**

This was an application by Zamac Acquisitions, LLC which proposed a three (3) phase development project on block 262 lot 1.03; and Phase I would consists of a 15,000 SF contractor facility with eight (8) individual units and 32 parking stalls; and Phase II would consists of six (6) self-storage buildings totaling 35,880 SF, a manager's office/living unit and an outdoor boat storage area and Phase III would consists of five (5) self-storage buildings totaling 35,200 SF. Zamac Acquisitions, LLC sought the following variances: a use variance for contractor facilities and self-storage and since multiple principal uses are not permitted on a single parcel; a Min. Front Yard variance since 0-8 feet is required and 646 feet was proposed; a Facade Build to Line variance since 50% @0feet is required and 0% @0feet was proposed; a Max. Building Length variance since 100 feet is required and 160 feet was proposed; a variance for a freestanding sign at 32 SF with a height of 25 feet and a front yard setback of 10 feet; a parking variance since 106 spaces are required and 36 parking stalls are proposed. *Approved.*

This was a use variance application by Lee and Dawn Parry to construct a 36' x 56' pole barn to be utilized as an accessory garage. The proposed pole barn exceeded the footprint area of the existing principal building (2-story residential dwelling) and required a use variance. The proposed site improvement required a maximum lot cover of 19.3% whereas 15% is permitted. *Approved.*

This was an application by ERM-Driftwood, LLC which proposed to construct 111 boat/RV storage units and 9 RV sales storage units; and Phase I would consists of 63 boat/RV storage units; and Phase II would consist of 48 boat/RV storage units and 9 RV sales storage units. The Applicant seek the following variances: Minimum front yard setback; Facade build to line; Maximum building length; Minimum Distance between buildings and a D2 use variance to expand a non-conforming site for the boat/RV storage units in RV Sales storage units. The Applicant sought the following waivers: Environmental assessment report and an environmental assessment checklist, Buildings Operation Plan, Parking areas to be curbed, Trash masonry enclosure to be a vinyl

fence, and 20-foot buffer between clearing limits and side/rear property lines and existing is 10 feet. *Approved.*

This was an application by Bluefish Realty, LLC, requesting minor site plan approval for a previously constructed 1,440 SF addition to an existing garage. The Applicant sought variances for a Min. Side Yard Set Back variance where 30 feet is required and 27.9 feet was requested; and a Max. Distance Between Buildings variance where 20 feet is required and 97 feet was proposed; and a Max. Building Length variance where 100 feet is required and 152 feet was requested; and a Max. Lot Cover where 60% is required and 63.8% was proposed. *Approved.*

This was an application by Two Brews LLC which proposed the construction of an 8,000 SF brewery (6000 SF brewing area and 2000 SF office) with an 896 SF cold storage/loading area and three (3) outdoor canopies totaling 1,452 SF. The site would contain thirty-six (36) indoor seats and fifty-two (52) outdoor patio seats; and the site improvements included paved parking/circulation areas, concrete patio/sidewalks, septic system, well, stormwater management basins and grassed/landscaped areas. The Applicant sought a use variance, Min. Front Yard Set Back variance where 0-8 feet is required, and 346.5 feet was requested, a Facade Build to Line variance where 50% @ 0 feet is required and 0% @ 0 feet was requested, sign variances for a free standing sign and for a wall mounted sign (the plan proposes a 32 SF freestanding standing sign with a height of 12 feet and a front yard setback of 10 feet and the plan proposes a 40 SF wall mounted) and waivers from the roof slope, front entrance on as required by the architectural guidelines, environmental impact study, curbing for parking, vinyl fencing instead of concrete for the trash enclosure a 20 foot buffer between clearing limits and side/rear property lines as the plan proposes to clear within this buffer area to construct the stormwater basins. The Applicant sought major final major site plan approval. *Approved.*

#### **PV – Pinelands Village**

The Applicant, Kevin McGaha, filed an application for the construction of a 1,044 SF addition to an existing 1-story garage and required a Max. Building Cover variance for an accessory structure from the 1% that is permitted and 1.64% was requested. *Approved.*

### **VR - Village Residential District**

The Applicant, Ron Walters sought a use variance to convert an existing 1-story garage into a one (1) chair, one (1) sink hair salon. The site improvements include ADA parking with access walks, stone parking areas, site clearing and a new septic system. *Approved.*

### **VC – Village Commercial**

This was an application by the Ocean View Volunteer Fire Company which proposed to construct a 1-story addition and perform interior renovations to the existing firehouse station. The Applicant sought a Min. Front Yard (Secondary) variance wherein 0-4 feet is required and 32.08 feet 117.06 feet is proposed, Facade Build to Line (Secondary) wherein 30% @ 0 feet is required and 0% @ 0 feet is proposed, Min. Secondary Front Yard (Parking) wherein 30 feet is required and 12.7 feet and 21.5 feet is required. The Applicant sought waivers from the environmental assessment report and an environmental assessment checklist, a Buildings Operation Plan, architectural guidelines for buildings, and a 20 foot buffer between clearing limits and side/rear property lines. *Approved.*

This was an Application by Dennis 47 Developers, LLC, which proposed the construction of a 5,585 SF Wawa convenient store and 7,150 SF canopy for eight (8) fueling stations; and the site improvements include parking/circulation areas, sidewalks, stormwater collection system, septic system and grassed/landscaped areas. The Applicant sought a use variance, other variances, minor subdivision of the net creation of one (1) new lot (Lot A) from existing Lot 30; and the existing Lot 30 (Lot B) will be reduced from 11.93 acres to 9.58 acres and proposed Lot A will consist of 2.36 acres. *Denied.*

### **PF25 – Pinelands Forest District**

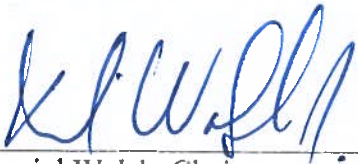
The Applicant, Clarence Tomlin sought to remove the existing structures and to construct a single-family dwelling, pole barn and septic system; and additionally, a new asphalt/stone driveway The Applicant sought a variance for minimum front yard set back (100 feet is required; 78.5 feet proposed); a minimum side yard set back variance (40 feet is required;

36.2 feet is proposed); and a minimum side yard set back for an accessory structure (50 feet is required; 23.7 feet is proposed). *Approved.*

**R3 -Rural Single Family District.**

The Estate of Helen Wolf was an application for a minor subdivision (lot line adjustment) between Block 5 Lots 7.01 and 7.02. Proposed lot 7.01 would be reduced from 7.45 acres to 3.86 acres and proposed Lot 7.02 would be increased from 3.75 acres to 7.34 acres and the Applicant sought the following variance: a side yard set back for the accessory building on proposed Lot 7.01. *Approved.*

This was a use variance application by Anthony Saduk, Jr. and family to temporarily reside in a camper/trailer on the subject parcel during the construction of a single family dwelling. *Approved.*



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Daniel Walsh, Chairman

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Joseph Chambers, Vice Chairman

This is to certify that this is a true copy of a Resolution memorialized on January 27, 2022.



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Carla Coffey, Secretary  
Dennis Township Zoning Board of Adjustment

Member Name	Position	Present	Absent	Motion	Second	Yea	Nay	Abstain
Daniel Walsh	Chair Class IV							
Joseph Chambers	Vice Chair Class IV							
David Watson	Class IV							
Harry Cowan	Class IV							
Les Frie	Class IV							
Chris Hope	Class IV							
Mayor's Designee Thomas McEvoy	Class I							
Scott Turner	Class III							
Robert Penrose	Class II/IV							
Carly Caprioni	Alt 1							
Elizabeth Martucci	Alt 2							