

7:01:37 PM - - Walsh - call DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD
Regular Meeting - June 22, 2023 - 7:00 p.m.

Attendance: Turner, Watson, Mc Evoy, Cowan, Martucci, Walsh,
Chambers, Batastini, Fralinger

Applications:

SEABOARD STORAGE, LLC - Block 261, Lot 15.02:

72 W. RISING SUN DRIVE, LLC - Block 229, Lots 1, 2, 3 and 4:

PIERSON-PLEASANTVILLE, LLC - Block 224, Lots 68.01, 73, 74.02,
75.03 and 78.04 (adjourned):

Other Business:

Correspondence:

Discussion:

Resolutions:

Minutes:

Bills:

Adjourn.

WasWa

7:01:37 PM - - Start Recording
7:01:46 PM - - Walsh - call meeting to order
7:01:56 PM - - Roll call
7:02:50 PM - - Walsh - first application - Seaboard Storage, LLC -
7:03:31 PM - - Batastini - general announcement - the Pierson application has
been adjourned and rescheduled for the next meeting on July 27,
2023 at 7:00 p.m. No further notice is required.
7:04:32 PM - - Paul Baldini, Esquire - waives time and will be back on 7/27/23
at 7:00 p.m. has also confirmed in writing.
7:05:07 PM - - Walsh - anyone here for Seaboard
7:05:17 PM - - Robert Belasco, Esquire - attorney for applicant. Property
located in Business one, irregularly shaped and undersized.
Currently vacant undeveloped land. Propose to clear portion of
aread and construct 6,000 square foot commercial building.
Exceed parking requirements for this type of use; believe use
will fit in with area nicely. Applicant plans to use building
for own personal use and not rent out. Stormwater basin
proposed. Need preliminary and final site plan approval.
Noticed for any additional variances or waivers required -
reviewed. Will need Highway Access Permit and traffic impact
will be submitted with that application. Robbie Keith, Blaine
Steinman and Vincent Orlando here this evening as witnesses.
7:09:04 PM - - Batastini - administer oath to Fralinger, Orlando, Keith and
Steinman (when he arrived and joined meeting).
7:10:13 PM - - Belasco - questions to Keith
7:10:40 PM - - Keith - described his work background, has summer home in
Avalon. Building will be for personal storage - 2 boats, car,

lawn furniture, porch furniture. Will not open or public; no employees; no commercial deliveries - sees no reason - maybe an Amazon delivery once in a while; no noise, etc.; doors will be locked and secured; hoping to put a fence up for additional security; if use were to change in the future, willing to comply with any requirements.

- 7:13:43 PM - - Walsh - parking spaces
- 7:13:54 PM - - Belasco - 9 parking spaces are required; decided to provide 10 spaces so no need for a variance
- 7:14:24 PM - - Keith - will be 2 bathroom facilities - 1 for his side of the building and 1 on the other side for use of his friend who will be storing his boat
- 7:15:17 PM - - Watson - would he be willing to decrease number of parking spaces if not needed
- 7:15:36 PM - - Keith - yes, just needs space to move boats around and have space for his truck
- 7:16:15 PM - - Watson -
- 7:16:19 PM - - Keith - explained how he would be moving boats to parking area in garage
- 7:16:48 PM - - Walsh - doesn't have copy of plan; asked if it can be screen-shared
- 7:17:12 PM - - Belasco - 9 parking spaces required; willing to decrease number if Board wishes, just didn't want to have to ask for a variance
- 7:17:59 PM - - Walsh - how many spaces are needed
- 7:18:14 PM - - Keith - 2 or 3 at the most
- 7:18:27 PM - - Walsh -
- 7:18:33 PM - - Orlando - refer to plan on screen-share - propose 4 spaces and describe where propose - doesn't eliminate variance, but decreases magnitude; also described landscaping proposed.
- 7:20:45 PM - - Belasco - Steinman has now joined meeting
- 7:21:04 PM - - Batastini - administer oath to Steinman
- 7:21:38 PM - - Belasco - questions to Steinman
- 7:22:03 PM - - Steinman - site is vacant, hired to design proposed facility; described site - personal use, 4 bays for vehicles, talked about pole barn but Mr. Keith preferred something with a foundation - designed as pole barn with masonry foundation with 18 feet to truss; rooms in back to work on equipment and boat; storage areas; additional storage areas above with pull-down door
- 7:25:24 PM - - Belasco - asked Steinman to screen-share plan of proposed building
- 7:26:04 PM - - Steinman - refer to plan and describe storage areas on ground level and above; bays; location of water treatment system; closet; bathroom; equipment storage - both areas are essentially the same except one unit has a shower in the bathroom. Showed architectural design on screen-share - described - building from front - 3 bays, nice pitched roof, dormers, cupolas on the roof for decorative purposes, and how footing connects to rest of structure
- 7:30:08 PM - - Belasco - nothing further
- 7:30:15 PM - - Walsh - any questions from Board
- 7:30:22 PM - - Watson - signage proposed
- 7:30:30 PM - - Belasco - no signage
- 7:30:46 PM - - Walsh -
- 7:30:49 PM - - Belasco - questions to Orlando
- 7:30:56 PM - - Orlando - shared-screen of site - described - site is vacant; building had to be pushed all the way to the back; showed storm basins; 6,000 square foot building, 10 parking spaces; only way to use site was to place building perpendicular to the road with parking in the back; trying to maintain wooded area along west side of property; supplementing vegetation in areas that need to be cleared; minimal site plan; wanted to put in 10 parking spaces to comply with ordinance; thinks it's important to keep 10 parking spaces at this time in case of future use; no

wetlands; reviewed setbacks; discussed variances being requested
- C1 and C2 - discussed each and how this application complies;
discussed positive and negative criteria; doesn't believe this
application has no detriment. With respect to waivers -
environmental checklist and impact - no wetlands on site, minimal
impact; traffic impact - on Route 83, will need highway opening
permit and State has jurisdiction; curbing and parking - all
drainage will flow to basins; with respect to Fralinger's
report/comments - believe applicant can comply with

7:41:57 PM - - Belasco - nothing further of Orlando

7:42:08 PM - - Walsh - ask Board for questions to Orlando - none; ask Fralinger
for his report

7:42:26 PM - - Fralinger - review engineer's report/comments

7:45:33 PM - - Walsh - any questions from Board to Fralinger - none; ask for
any questions/comments from the public - none

7:46:08 PM - - Batastini -

7:46:15 PM - - Belasco - brief summary of application - believes
straightforward; agrees to comply with Fralinger's review
memorandum; review of presentations made; believes design will
fit in nicely in the area; mindful of concerns raised by Board

7:48:08 PM - - Batastini - form of motion to approve application, with
conditions as indicated

7:53:33 PM - - Cowan - motion to approve

7:53:40 PM - - Turner - second

7:53:45 PM - - Roll call - all in favor, motions passes

7:55:31 PM - - Walsh - next matter 72 W. Rising Sun Drive, LLC

7:56:10 PM - - Robert Belasco, Esquire - attorney for applicant - subject
property has existing residential building and a pool; lots have
been consolidated by operation of law and here to re-create the
4 lots as they were; proposing to demolish all existing
structures presently existing and develop re-created 4 lots;
refer to Ordinance dealing with undersized lots; indicate what
relief applicant is requesting this evening; lots will be
identical to what existed/exists on tax map

7:59:49 PM - - Batastini - this is a major subdivision

8:00:04 PM - - Belasco - will have Orlando deal with this;

8:00:20 PM - - Batastini - administer oath to Michael Jefferson and Vincent
Orlando

8:00:38 PM - - Belasco - questions to Jefferson

8:00:46 PM - - Jefferson - member of 72 W. Rising Sun Drive, LLC; LLC consists
of 5 members - identified each; all members have multiple real
estate development experience; want to demolish all existing
structures and construct 4 small single family homes - looking
into modular homes right now (screen share of proposed type/1
story ranchers); homes would not be identical in design - each
would be different;

8:05:15 PM - - Martucci - purpose

8:05:24 PM - - Jefferson - would be for re-sale

8:05:32 PM - - Walsh - 4 lots would be undersized, still undersized at 2 lots

8:06:06 PM - - Belasco - Orlando can speak better at that

8:06:17 PM - - Walsh - 2 lots would be more conforming

8:06:32 PM - - Martucci - surrounding lot areas - how do these proposed lots
compare to surrounding area

8:07:08 PM - - Belasco - Orlando best to address that as well - questions to
Orlando

8:07:27 PM - - Orlando - refer to screen-share of immediate neighborhood; all
of the lots highlighted in yellow are roughly the same size as
proposed lots; lots in area are consistent with lots being
proposed (screen-share of immediate neighborhood marked as
Exhibit A-1). Believes deemed as a minor subdivision as shown
as 4 separate lots; proposal would follow existing lot lines.
Asking for C variance relief - discussed - setbacks, building
coverage, building height, septic, wells, etc.

8:13:49 PM - - Belasco -
 8:13:58 PM - - Orlando - discuss C-2 variance and how this application meets criteria; proposed houses would have pleasing facade; discussed positive and negative criteria; believes that there would be no negative impact; has worked with this group before and believes project will have a positive impact
 8:16:57 PM - - Belasco - nothing further of Orlando at this time
 8:17:10 PM - - Walsh -
 8:17:15 PM - - Orlando - set backs minimum of 25 feet
 8:17:34 PM - - Belasco - refer to comment in Fralinger's report with respect to same and will comply
 8:18:04 PM - - Orlando - review setback minimums proposed
 8:19:09 PM - - Batastini - minimum side yard will be 15 feet?
 8:19:32 PM - - Orlando - believes it has to be 15 feet
 8:19:45 PM - - Belasco - will comply with minimum 15 feet side yard
 8:20:15 PM - - Batastini - rear yard setback?
 8:20:23 PM - - Orlando - 25 feet, believes can go down to 23 feet, but they have made it 25 feet
 8:20:55 PM - - Batastini - clearing and buffering?
 8:21:04 PM - - Orlando - will retain what can be retained along rear property line
 8:21:28 PM - - Walsh - why 4 lots instead of keeping it at 33
 8:21:42 PM - - Orlando - wouldn't be able to develop septic system, so must be kept
 8:22:24 PM - - Turner - what variances being requested - doesn't see list
 8:22:44 PM - - Orlando - reviewed for record
 8:23:44 PM - - Walsh - question about coverage
 8:24:01 PM - - Orlando -
 8:24:04 PM - - Belasco - building coverage can't be more than 20%
 8:24:34 PM - - Batastini - remind Board that dealing with existing undersized lots under Lochner
 8:26:17 PM - - Walsh - any additional questions for Orlando - none; ask for Fralinger's report
 8:26:43 PM - - Fralinger - engineer's report/comments - review variances needed and that said variances would be necessary for each lot; technical comments
 8:28:52 PM - - Walsh - question to Fralinger about everything being in compliance
 8:29:22 PM - - Fralinger - explain
 8:30:19 PM - - Walsh - any questions of Fralinger - none; open to public -
 8:30:41 PM - - George Firlous - take oath and testify - leaves in area; can't see 4 houses being on that property; pictures look nice, but would be on top of each other; property has been an eyesore for years, but 4 homes too much; can see 2 homes
 8:32:08 PM - - Walsh - anyone else from public
 8:32:22 PM - - Batastini - Megan S22
 8:32:33 PM - - Megan Wagner - 18 Boyce Lane - concerns, living in area, 4 homes to many, 2 or 3 would be OK, concern with water, among others
 8:33:25 PM - - Walsh - anyone else from public
 8:33:38 PM - - Nick Dinato - take oath; lives across the street; doesn't see how 4 houses can fit; thinks it would be detrimental to neighborhood; not going to mesh with rest of community; little bit too much
 8:35:45 PM - - Walsh - anyone else from public
 8:35:58 PM - - Batastini - who is Ross Wagner
 8:36:17 PM - - Walsh - sees a Maria
 8:36:28 PM - - Maria Haig - 62 W. Rising Sun Drive - take oath; 2 would be ideal, 4 too many. There is a paper street - what will be done with that?
 8:37:32 PM - - Walsh - doesn't see a paper street
 8:37:49 PM - - Haig - described location of paper street - it's a lot that is not used.
 8:38:09 PM - - Belasco - paper streets

8:38:30 PM - - Walsh -
 8:38:34 PM - - Orlando - paper street would remain, the Township Committee
 would have to make determination to vacate and if they did half
 would go to adjoining properties
 8:39:27 PM - - Batastini - ask Belasco for summation
 8:39:42 PM - - Belasco - summation
 8:43:42 PM - - Walsh -
 8:43:48 PM - - Turner - ask Batastini for a description of the Lochner case
 8:44:04 PM - - Batastini - explain the Lochner case and how it applies to this
 application
 8:48:18 PM - - Turner - helpful, thank you
 8:48:28 PM - - Batastini - Board should look at as a major subdivision; review
 what is needed and what is being proposed and public comments -
 need motion in the positive
 8:52:45 PM - - McEvoy - motion to approve
 8:52:52 PM - - Martucci - second
 8:53:01 PM - - Batastini - when voting, add comments
 8:53:15 PM - - Roll call - 4 yes, 3 no votes - motion passes
 8:57:32 PM - - Belasco - thank Board
 8:57:51 PM - - Recording stopped by Host.
 8:58:04 PM - -
 8:58:09 PM - - Pause
 8:59:52 PM - - Resume
 8:59:56 PM - - Back on Zoom - all present
 9:01:00 PM - - Batastini - Resolution Wawa
 9:01:54 PM - - Cowan - motion to approve
 9:02:03 PM - - Walsh - second
 9:02:08 PM - - Roll call - motion passes
 9:02:49 PM - - Walsh - minutes May, 2023 - voice vote - all in favor
 9:03:14 PM - - Walsh - bills - all in favor
 9:04:18 PM - - Meeting adjourned.
 9:04:44 PM - - Stop Recording