

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 \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

**1. SUBJECT PROPERTY:**

Location: 25 Woodside Drive

Tax Map:

Page: 20 Block(s) 120 Lot(s) 121  
Page: 20 Block(s) 120 Lot(s) 122.15

Dimensions: N/A (Lot 121)

Frontage: 201.24' (Lot 122.15) Depth: \_\_\_\_\_ Total Area: \_\_\_\_\_

**2. APPLICANT:** Pickering Real Estate Investments, LLC (Lot 121, 50%) c/o Jim Pickering, Cambridge  
Name: Development Company (Lot 121, 50%) c/o Steven Filippone, & Mark J. Gibson (Lot 122.15)

Address: PO Box 100 [Pickering], 5 Cambridge Drive [Filippone], 10 Jacqueline Court [Gibson]

Phone: 609-624-1944 [Pickering], 609-390-0332 [Filippone], 609-624-1944 [Gibson]

Applicant is a Corporation X Partnership \_\_\_\_\_ Individual \_\_\_\_\_ LLC \_\_\_\_\_

**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: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Interest \_\_\_\_\_ Interest: \_\_\_\_\_

4. **If Owner is other than the Applicant**, provide the following information on the

Owner(s):

Owner's Name: N/A Phone No.:( )

Owner's Address:  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.

Present use of the premises: All Lots Vacant

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6. Applicant's Attorney: \_\_\_\_\_ Phone No: \_\_\_\_\_  
Address: N/A \_\_\_\_\_ Fax No.: \_\_\_\_\_

7. Applicant's Engineer: Steven Filippone Phone No: 609-390-0332  
Address: 5 Cambridge Drive, Ocean View, NJ 08230 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: Stephen C. Martinelli Phone No.: ( ) 609-390-9618  
Field of Expertise: Professional Surveyor Fax No.: ( ) \_\_\_\_\_  
Address: 1217 S. Shore Road, Suite #106, Ocean View, New Jersey 08230

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

**SUBDIVISION:**

X Minor Subdivision Approval  
\_\_\_\_ Subdivision Approval (Preliminary)  
\_\_\_\_ Subdivision Approval (Final)

Number of lots to be created 3 Number of proposed dwelling units 3  
(include remainder lot) (if applicable)

**SITE PLAN:**

\_\_\_\_ Preliminary Site Plan Approval \_\_\_\_\_ (Phases if applicable)  
\_\_\_\_ Final Site Plan Approval \_\_\_\_\_ (Phases if applicable)  
\_\_\_\_ Amendment or Revision to an Approved Site Plan

\_\_\_\_ 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: See attached,  
and any all all variances that will be required.



13. **Waivers Requested** of Development Standards and/or Submission Requirements:  
(Attach additional pages as needed) **Waiver from providing location, size & type of sanitary facilities (Section 165-10A(9))**
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):  
Renewal of Mining Permit, Mining of Sand and Stone
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? No development at time of Minor Subdivision
19. **Have any proposed** new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? The Minor Subdivision has been submitted for Tax Assessor's Approval
20. **Are any off-tract** improvements required or proposed? No
21. **Is the subdivision** to be filed by Deed or Plat? Deed
22. **What form of security** does the applicant propose to provide as performance and maintenance guarantees? None at time of Minor Subdivision
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>          </u> | <u>x</u>          | <u>          </u>           |
| Cape May County Health Department         | <u>          </u> | <u>x</u>          | <u>          </u>           |
| Cape May County Planning Board            | <u>x</u>          | <u>          </u> | <u>TBD</u>                  |
| Cape May County Soil Conservation Dist.   | <u>          </u> | <u>x</u>          | <u>          </u>           |
| NJ Department of Environmental Protection | <u>x</u>          | <u>          </u> | <u>3-23-23</u>              |
| Sewer Extension Permit                    | <u>          </u> | <u>x</u>          | <u>          </u>           |
| Sanitary Sewer Connection Permit          | <u>          </u> | <u>x</u>          | <u>          </u>           |
| Stream Encroachment Permit                | <u>          </u> | <u>x</u>          | <u>          </u>           |
| Waterfront Development Permit             | <u>          </u> | <u>x</u>          | <u>          </u>           |

Wetlands Permit	<u>    x    </u>	<u>          </u>	<u>3-23-23</u>
Tidal Wetlands Permit	<u>          </u>	<u>    x    </u>	<u>          </u>
Potable Water Construction Permit	<u>          </u>	<u>    x    </u>	<u>          </u>
NJ Department of Transportation	<u>          </u>	<u>    x    </u>	<u>          </u>
Pinelands Comm. Certificate of Filing	<u>          </u>	<u>    x    </u>	<u>          </u>
Public Service Electric & Gas Comp.	<u>          </u>	<u>    x    </u>	<u>          </u>
Other	<u>          </u>	<u>  xx  </u>	<u>          </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>17</u>	<u><b>DTCLUB Applications</b></u>
<u>17</u>	<u><b>Plan of Minor Subdivision</b></u>
<u>1 Each</u>	<u><b>Check for \$250 (Application Fee) &amp; \$1,000 (Escrow)</b></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: N/A      Reports Requested: \_\_\_\_\_

Engineer: Steven Filippone      Reports Requested: All Reports

### 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 10<sup>th</sup> day of May, 2023.

Kimberly McCordell  
Notary Public  
State of New Jersey

By: Steven L. Filippone

KIMBERLY MCCARDELL  
Commission # 50023762  
Notary Public, State of New Jersey  
My Commission Expires  
9-22-25

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 10<sup>th</sup> day of May 2023.

Kimberly McCordell  
Notary Public  
State of New Jersey

By: Steven L. Filippone

KIMBERLY MCCARDELL  
Commission # 50023762  
Notary Public, State of New Jersey  
My Commission Expires  
9-22-25

28. I understand that the sum of \$ 1,000 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: \_\_\_\_\_

5/10/2023

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

Steve L. Gagnon





### **Justification for Relief Sought**

The Minor Subdivision proposes the subdivision of two wooded lots into three separate lots. Existing Lot 122.15 is located within the R-3 Zone and Existing Lot 122 is located within the Conservation Zone. Both lots do not conform to all bulk requirements set forth in the ordinance. The application proposes to subdivide and improve the parcels. Frontage will be provided for Existing lot 122, which currently does not exist, and area will be added to Existing lot 122.15. The relief sought for lot frontage and lot area variances required by the ordinance will improve the entire tract.

A Lot Frontage variance is required for the two lots in the rear in the subdivision. The existing parcel, with currently no frontage, is located within the conservation zone. No other access is available to the property due to a majority of the property bounds being delineated wetlands and wetland buffer. The closest access to a public street is through existing lot 122.15. This direct access to a public street will also limit the amount of clearing of any native vegetation. Therefore, the property is being improved by adding frontage, even though it is below the required minimum, and keeping the existing lot frontage above the required minimum.

A Lot Area variance is required for proposed lot 121.02. The lot is located within the Conservation "C" Zone, which has a minimum required area of 25 Acres. The entire lot is surrounded by the "R-3" Residential zone which has a minimum lot area of 3 acres. In addition, the lot geometry is shaped to complement the area in which it is proposed. The undersized lot is further away from the existing Conservation zone and closer to the Residential zone. The lot will be buffered from the non-improvable lot to the south (Lot 94) by proposed lot 121.01. This lot is also on a higher elevation of the existing parcel and any improvements will be a great distance from any wetlands. Furthermore, additional area is given to lot 122.15 which will bring it to the minimum of 3 acres for the R-3 Zone it resides in.

In conclusion, existing lot 121 is a buildable lot with no opportunity for access. Each individual lot is being improved by adding frontage and additional area in which the lots currently do not have. The benefits of this application outweigh the determinants.