

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 (15th) 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: Corsons Tavern Road
Tax Map: Sheets 26 & 27 Portion of:
Page: _____ Block(s) 235 Lot(s) 3
Page: _____ Block(s) _____ Lot(s) _____

Dimensions:
Frontage: 702.80' Depth: 4,731' Total Area: 174.3 acres

2. **APPLICANT:**

Name: Turner Partners, LP
Address: PO Box 607, Ocean View, NJ 08230
Phone: (609)-536-9799

Applicant is a Corporation _____ Partnership X 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: Douglas Turner Name: John T. Turner, III
Address: 2465 Rt. 9, Ocean View, NJ Address: 2555 Rt. 9, Ocean View, NJ
Interest: 40% Interest: 40%

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

Owner(s):
Owner's Name: _____ 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: Campground (No proposed change in use)

Applicant's Attorney: Justin Turner, Esq. Shoreside Legal, LLC

Phone No: (609)-536-9799

Address: PO Box 106, Ocean View, NJ 08230

Fax No.: _____

Email address: jturner@shoreside.legal

6. **Applicant's Engineer:** Gibson Associates, PA Phone No: (609)-624-1944

7. Address: 522 Sea Isle Blvd., Ocean View, NJ 08230 Fax No.: _____

Email address: lscheidt@gibsonassoc.com

8. **Applicant's Planning Consultant:** _____ Phone No.:() _____

Address: _____ Fax No.:() _____

Email address: _____

Applicant's Traffic Engineer: _____ Phone No.:() _____

Address: _____ Fax No.:() _____

9. **List any other Expert** who will submit a report or who will testify for the applicant:

(Attach additional sheets as may be necessary)

Name: _____ Phone No.:() _____

Field of Expertise: _____ Fax No.:() _____

Address: _____

10. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION: N/A

- _____ 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:

- 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)

11. **Section(s) of Ordinance** from which a variance is requested: N/A

12. **Waivers Requested** of Development Standards and/or Submission Requirements:

(Attach additional pages as needed):

(1) Waiver of Environmental Impact Study [165-54(B)2(i)]; (2) Waiver of providing location of lights, lighting standards, and signs [165-54(B)2(b)]; (3) Waiver of providing location water and sewerage facilities [165-54(B)2(d)]; (4) any other waivers deemed necessary.

13. **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.

14. **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):
 ___ Please see attached narrative description. _____
15. **Is a public water** line available? ___ No _____
16. **Is public sanitary** sewer available? ___ No _____
17. **Does the application** propose a well and septic system? ___ No _____
18. **Have any proposed** new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? ___ N/A _____
19. **Are any off-tract** improvements required or proposed? ___ No _____
20. **Is the subdivision** to be filed by Deed or Plat? ___ N/A _____
21. **What form of security** does the applicant propose to provide as performance and maintenance guarantees? ___ Any deemed required by the municipality _____
22. **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	_____	_____	_____
Cape May County Planning Board	<u>X</u>	_____	Pending _____
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	_____	_____	_____

23. **Certification** from the Tax Collector that all taxes due on the subject property have been paid must be included with this application.
24. **List of Maps, Reports** and other materials accompanying the application. (Attach additional pages as required for complete listing)
- | Quantity | Description of Item |
|------------|--|
| ___16_____ | ___ Narrative description of application _____ |
| ___16_____ | ___ Surveys/Site Plan Packets _____ |
| ___16_____ | ___ Architectural renderings _____ |

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: Justin Turner, Esq. Reports Requested: All

Engineer: Lou Scheidt, P.E. Reports Requested: All

CERTIFICATIONS

25. 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 29 day of August '23.

Justin Turner
Justin Turner, Esquire
State of New Jersey Atty ID 121262017

By: Douglas Turner
DOUGLAS TURNER

26. 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 29 day of August '23.

Justin Turner
Justin Turner, Esquire
State of New Jersey Atty ID 121262017

By: Douglas Turner
DOUGLAS TURNER

27. 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: August 29, 2023

by: Douglas Turner

ADDENDUM TO APPLICATION OF TURNER PARTNERS, LP

Block 235, Lot 3

Project to Renovate Existing Secondary

Ingress/Egress Gate

Applicant, Turner Partners, LP, seeks approval to renovate an existing secondary entrance and exit gate for Ocean View Resort Campground, located on Corson's Tavern Road. No increased use of the property is proposed.

Applicant, Turner Partners, LP, is the property owners of the subject property as well as adjacent lots and blocks on which its principals, the Turner family, have owned and operated Ocean View Resort since 1960. Applicant seeks to renovate an existing guardhouse and gate opening onto Corson's Tavern Road, which has been in place since the mid 1980s.

The current site has a chain-link fence and guard booth. Applicant proposes to replace the guard booth to accommodate modern technology and vehicles, as well as to increase security. A chain-link fence will be maintained to secure this secondary gate when not in use. When in use, Applicant proposes installation of modern electric gates comparable to what is in use at its main entrance. In addition to the renovation of the booth and gate itself, Applicant also proposes to renovate the drive surfaces as depicted in the attached plans, with adequate space provided for vehicles to safely turn around well off the roadway.

This project will serve to alleviate traffic on Route 9 by allowing easier access and egress for the campground's existing customers. The main use will be for small vehicle traffic only. Route 9 will remain the primary entrance and exit for camping equipment and deliveries. Additionally, this project will increase access available to emergency services and utilities.

There will be no increased use of the subject property. There is no proposed increase or change to the existing campground apart from renovating this pre-existing point of access.