

7:01:12 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD  
Regular Meeting - February 22, 2024 - 7:00 p.m.

Attendance: Walsh, Walters, Schwinn, Martucci, Watson, Cowan,  
Hope, VanArtsdalen, Penrose, McEvoy, Germanio, Batastini,  
Fralinger

Applications:

WAWA, INC. - Block 244, Lot 8.01: Located on Route 9 in an OVCC  
(Ocean View Center Core) Zone. Applicant seeking minor site  
plan approval and any and all waivers and/or approvals necessary  
to modify the site to include the sale of diesel fuel and other  
minor site modifications to the existing Wawa convenience store  
with the sale of fuel.

THE FLUFF REALTY, LLC - Block 259, Lots 34 and 35: Located on  
Route 9 in a CVC (Clermont Village Center) Zone. Applicant  
seeking minor subdivision approval and any and all waivers  
and/or approvals necessary.

Other Business:

Correspondence:

Discussion:

CLOSED SESSION - Discuss Litigation.

Resolutions:

- Voegtlin
- Ocean View Lighthouse, LLC

Minutes: January 25, 2023

Bills.

Adjourn.

7:01:12 PM - - Start Recording  
7:01:16 PM - -  
7:01:38 PM - - Walsh - call meeting to order  
7:01:59 PM - - Roll call  
7:02:33 PM - - Walsh - first application Wawa, Inc.  
7:03:07 PM - - Duncan Prime, Esquire - attorney for applicant - application  
relates to property at intersection of Route 9 and Sea Isle  
Blvd.; currently operating as a Wawa; seeking minor site plan  
approval to add diesel fuel. Just about every other store in  
the chain now sells diesel. Only other changes include  
re-facing of signs; as well as ADA compliance and other minor  
upgrades. Will not be selling fuel to large trucks.  
7:06:05 PM - - Batastini - administer oath to Vincent Cipollone, engineer for

Wawa

7:06:36 PM - - Prime - questions to Cipollone

7:06:45 PM - - Cipollone - elaborate on diesel program - 1,059 store across 6 states; most sell fuel; have been retrofitting to add diesel for "vehicles" - automobiles and small trucks. Only 4 stores in entire change do not sell diesel, intend to offer diesel at all fueling stations to ease any potential bottleneck. Diesel is more efficient. In lieu of Building Operations Plan - nothing will change; customers will be able to pump diesel but gasoline will continue to be pumped by employees of the store as required by law. No change in operation of hours, etc.

7:10:28 PM - - Batastini - administer oath to Ron Klos, engineer for applicant (Bohler Engineering)

7:11:00 PM - - Klos - state qualifications (accepted by Board) - showed plan which has not been changed; refer to plan and describe site and proposed operation of fuel (gasoline and diesel), looking to re-face sign to include diesel pricing; proposing both frontages to have 5 foot sidewalks installed; include ADA ramps; curb radius - increase size; explain fuel truck delivery circulation

7:18:41 PM - - Prime - direct testimony is concluded

7:18:52 PM - - Walsh - ask Board for questions

7:19:05 PM - - Batastini - if no questions, will move to Board Engineer's report

7:19:27 PM - - Fralinger - engineer's report

7:21:42 PM - - Batastini - ask Prime if he is in agreement with engineer's report

7:22:00 PM - - Prime - yes

7:22:07 PM - - Batastini - no further questions - open to public

7:22:22 PM - - Walsh - open to public, none, close to public

7:22:45 PM - - Batastini - form of motion to approve minor site plan amendments

7:23:30 PM - - Cowan - motion to approve

7:23:38 PM - - Martucci - second

7:23:43 PM - - Roll call - all voting members in favor

7:24:55 PM - - Walsh - next application The Fluff Realty, LLC

7:25:18 PM - - Ron Gelzunas, Esquire - attorney for applicant - describe size of lots - simply looking to adjust lot lines to enlarge smaller lot.

7:26:18 PM - - Batastini - administer oath to Joseph Maffei (engineer)

7:26:44 PM - - Maffei - (Gelzunas shared plan on screen) - described plan - focus of project is to change the line in back of property to add to smaller lot and make it conforming; no changes will be made to the front area of lots; describe existing non-conforming variances; existing stand-alone structure on smaller lot will be removed. Requested adjustment of lot lines will result in smaller lot to now be conforming. Smaller lot will now be able to be developed for something permitted in the zone. No negative impact will result. Refer to plan and describe existing and proposed lot lines. No visual impact will be involved.

7:33:38 PM - - Gelzunas - ask for any questions for Maffei - none.

7:34:06 PM - - Batastini - ask for engineer's report

7:34:14 PM - - Fralinger - engineer's report

7:35:35 PM - - Batastini - ask Gelzunas if he accepts engineer's report

7:35:52 PM - - Gelzunas - accepts

7:36:00 PM - - Batastini - open to public, none, close - proposed motion to approve minor subdivision approval and movement of lot lines

7:36:42 PM - - Germanio - motion to approve

7:36:58 PM - - Watson - second

7:37:02 PM - - Roll call - all voting members in favor

7:37:48 PM - - Walsh - continue with regular meeting before closed session

7:38:06 PM - - Batastini - good idea

7:38:12 PM - - Batastini - Voegtlin Resolution

7:39:06 PM - - Watson - motion to approve

7:39:21 PM - - McEvoy - second  
7:39:25 PM - - Roll call - motion passes  
7:40:13 PM - - Batastini - Ocean View Lighthouse, LLC - Resolution  
7:41:00 PM - - Walsh - motion to approve  
7:41:07 PM - - McEvoy - second  
7:41:11 PM - - Roll call - motion passes  
7:41:52 PM - - Walsh - minutes of January 25, 2024 minutes  
7:42:09 PM - - Voice vote for minutes - all in favor  
7:42:22 PM - - Walsh - bills  
7:42:44 PM - - Hope - motion  
7:42:57 PM - - Martucc - second  
7:43:06 PM - - Roll call - all in favor  
7:43:51 PM - - Walsh - conclusion of regular meeting, will now go into closed session.  
7:44:12 PM - -  
7:44:22 PM - - Stop Recording

