

7:00:44 PM - - TOWNSHIP OF DENNIS - CONSOLIDATED LAND USE BOARD
Regular Meeting - March 28, 2024 - 7:00 p.m.

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

Call to Order.

Roll Call.

Applications:

POZNEK FAMILY HOLDINGS 3, LLC - Block 237, Lot 2: Located on
Route 9 in an R3 (Rural Density Residential) Zone. Applicant
seeking minor site plan approval and any and all waivers and/or
approvals necessary to construct an additional storage building
on the property and increase the size of the sign.

Other Business:

Correspondence:

Resolutions:

Wawa, Inc.
The Fluff Realty, LLC

Minutes: February 22, 2024

Bills:

Adjourn:

7:00:44 PM - - Start Recording
7:00:51 PM - - Walsh - call meeting to order
7:01:23 PM - - Roll call
7:02:02 PM - - Walsh - first application - Poznek Family Holdings 3, LLC
7:02:31 PM - - Kathryn Monzo, Esquire - attorney for applicant - with her is
Robert Poznek and Gregory Simons (Engineer). Previous
application permitted business for golf cars, together with a
sign. Now seeking installation for a secondary storage garage
and increase the existing sign to 32 square feet; reviewed
variances needed. Mr. Poznek is available for questions.
7:04:46 PM - - Batastini - will be a D1 variance and explained reasons for this
designation and how it will be handled. He then administered
oath to Robert Poznek.
Poznek - take oath
7:06:39 PM - - Monzo - questions to Poznek
7:06:46 PM - - Poznek - name of business is Mike's Golf Carts; explained that
business sells and repairs low speed golf carts, storage for
customers, looking to duplicate an existing building on site;
several sheds; want to expand use of property. Also seeking to

increase of existing sign. Was OK with what is there now, but it is hard to see and trees have grown in area and customers are stopping in roadway; wants to increase to 32 square feet because feels existing sign is dangerous and he has no control over surrounding landscape. Described existing sign, new sign will basically be an enlarged version of existing sign. New garage will look basically the same as the existing garage, but asking for some additional height for safety reason as well as being able to stack carts. New building will be used primarily for winter storage of vehicles and products; would look the same, primary operations will remain where they are; customers may walk through on occasion; location will block view of other building. Business operations will remain the same; family owned business and really doesn't want to go beyond that; quiet operation; 8 to 9 months of year is very quiet; operations will remain identical to what exists now. Operation 7 to 5 on weekdays; 7 to 12 on Saturdays and closed on Sundays - have to maintain certain hours per DMV. Discussed number of employees and their jobs. Few truck deliveries in the winter, mostly pick-up trucks. Zero noise concerns; no impact on surrounding neighborhood - not a lot of neighbors, no safety concerns - they are electric vehicles. Has recently had solar installed and using what they generate.

- 7:17:59 PM - - Monzo - no further questions for Poznek
 7:18:11 PM - - Batastini - ask Board for questions
 7:18:20 PM - - Penrose - ask for description of vehicle repairs
 7:18:36 PM - - Poznek - do repairs of their vehicles; restrict repairs to their customers; advise what typical repairs are. Explained how batteries are handled - not in any kind of bulk. What was once called a meeting room is now his office; offices for sons and wife - nothing really changing. Explain access to building - there will be 1 large garage door in back and side entry door.
 7:22:09 PM - - Batastini - administer oath to Gregory Simons
 7:22:33 PM - - Monzo - explain Simons education and background
 7:23:04 PM - - Batastini - administer oath to Gregory Simons
 7:23:23 PM - - Simons - take oath; state credentials, education, etc. Familiar with Master Plan and Ordinance of Dennis Township
 7:24:08 PM - - Monzo - questions to Simons
 7:24:16 PM - - Simons - state size of existing lot and buildings contained thereon; explained what is being requested; explained variances that are needed. Confirmed that this will now be a D1 variance and reviewed what is required. Discussed positive, negative and other criteria necessary for application to meet same. Reviewed existing lot size and requirements. Reviewed waivers being requested - traffic and environmental impact.
 7:30:12 PM - - Monzo - no more questions for Simons
 7:30:22 PM - - Batastini - ask Board for questions
 7:30:31 PM - - Penrose - ask how application can support a waiver of environmental impact study
 7:31:00 PM - - Simons - state reasons; site will basically remain same
 7:31:38 PM - - Penrose - steel containers on site - where they were before
 7:31:51 PM - - Cowan - access to building
 Poznek - the containers were left by previous owner; also responded as to access to building - rear and side door
 Cowan - drainage
 7:33:36 PM - - Simons - believes any additional drainage can be absorbed
 7:34:15 PM - - Cowan - question on septic
 7:34:25 PM - - Poznek - what was there was a "pot" to wash clothes, has been disconnected and is non-functional. There is a septic system between the buildings currently that is in use.
 7:35:29 PM - - Walsh - why additional building instead of expanding existing building
 7:35:52 PM - - Poznek - logistically believes would not be a smart move - would

have to move many carts to access those stored in rear; put on
 waiver system by Fire Protection; no plan to extend driveway,
 just some stone to connect buildings

7:37:43 PM - - Walsh - visible from Route 9?
 7:37:50 PM - - Poznek - can see existing building from the north but not from
 the south
 7:38:19 PM - - Simons
 7:38:24 PM - - Walsh -
 7:38:31 PM - - Poznek - building will still be visible from one direction on
 Route 9
 7:38:52 PM - - Batastini - if no further questions, ask for Fralinger's report
 7:39:17 PM - - Fralinger - engineer's report
 7:42:17 PM - - Batastini - ask Board for questions - none; open to public -
 none
 7:43:12 PM - - Batastini - present form of motion to approve D1 variance,
 waivers and site plan
 7:47:29 PM - - Martucci - motion to approve
 7:47:42 PM - - Schwinn - second
 7:47:47 PM - - Roll call - motion passes - 7 yes, 1 no and 1 abstain
 7:49:29 PM - - Walsh - Resolutions
 7:49:35 PM - - Batastini - Wawa Resolution
 7:50:22 PM - - Watson - motion to approve
 7:50:30 PM - - McEvoy - second
 7:50:34 PM - - Roll call - all in favor
 7:51:07 PM - - Batastini - The Fluff Realty, LLC - Resolution
 7:51:57 PM - - Penrose - motion to approve
 7:52:03 PM - - Walsh - second
 7:52:15 PM - - Roll call - all in favor
 7:52:47 PM - - Walsh - minutes of 2/22/24 meeting
 7:53:03 PM - - Voice vote - all in favor
 7:53:11 PM - - Walsh - bills
 7:54:57 PM - - Cowan - motion to pay bills
 7:55:06 PM - - McEvoy - second
 7:55:11 PM - - Roll call - all in favor
 7:55:41 PM - - Walsh - meeting is concluded - adjourned
 7:56:07 PM - - Adjourned.
 7:56:20 PM - - Stop Recording

