

**TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214  
(609) 861-9700 ext 229  
JULY 25, 2024 – 7:00 P.M.  
AGENDA**

The notice requirements provided for in the “Open Public Meetings Act” have been satisfied. Notice of this meeting was published in the Cape May County Herald and the Press of Atlantic City and is posted in Township Hall.

**Call to Order**

**Roll Call**

**Applications:**

**WALTERS, RONALD AND SHERRI. – Block 257 Lot 4** – Located on Kings Highway in an R3 (Rural Density Residential) Zone. Applicant seeking a use variance and any and all waivers and/or approvals necessary to construct an additional storage building on a non-conforming property.

**GAROFALO, GINA AND MEYER, ROY – Block 88.01, Lot 29** – Located on Cedar Lane East in a VR (Village Residential) zone. Applicant seeking a use variance and accessory building coverage variance, together with any and all variances, waivers and/or approvals necessary to construct an accessory structure to house with a ground floor garage and an in-law apartment above.(continued from June 27)

**MARTEK MARINE ELECTRONICS – Block 262 Lot 11.14**– Located on Clermont Drive in a CVC (Clermont Village Center) zone. Applicant seeking preliminary and final site plan approval, a use variance, front yard setback variance, waivers from the sign requirements, and any and all waivers and/or approvals necessary construct a 3,500 square foot commercial building which will contain office space, a workshop and storage, a parking lot containing fourteen (14) parking spaces and a free-standing sign.

**GIBSON, MARK AND MAUREEN – Block 120 Lot 49** – Located on Dennisville Road in a VR (Village Residential) zone. Applicants seeking lot frontage, width and side yard setback variances, any any and all waivers and/or approvals necessary to construct a single-family dwelling, although no improvements or construction are proposed at this time.

**BARRY, THOMAS L. AND SALLY M. – Block 96 Lot 1** – Located on Route 83 in a VC (Village Commercial) zone. Applicant seeking preliminary and final site plan approval, a use variance, variances for front yard setback, secondary front yard setback,

maximum distance between buildings, primary street façade built to BTL, secondary street façade built to BTL, for not providing the primary entrance to front on a primary street, to not pave the curb and parking area and loading zone and to forego installing signage; waivers from providing an environmental impact study, a traffic impact study, and for using a nonconforming scale on drawings/plans and any and all other variances or waivers necessary to construct a mixed use building containing a ground-floor office and second floor apartment, a workshop/storage building and a secondary storage building.

**Other Business:**

**Correspondence:**

**Discussion:**

**Resolutions:**

**Minutes:**

June 27, 2024

**Bills:**

**Fralinger:**

Klebaur - site plan review	\$ 174.00
Seaboard Storage, LLC- site plan & variance review	\$ 116.00
Ocean View Lighthouse, LLC – site inspection	\$ 116.00
Martek Marine Electronics – site plan review	\$ 92.50
Garofalo & Meyer – variance review	\$ 555.64
Barry – major site plan & variance review	\$ 93.14
HRD Holdings subdivision review	\$ 741.50

**Total:** \$1,888.78

**Batastini:**

DeRose – subdivision	\$ 675.00
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**Grand total:** \$2,563.78

Adjourn