

TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214

**PART II**

**DEVELOPMENT APPLICATION**

**PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION**

A. Applicant's Name Martek Marine Electronics

Applicant's Mailing Address: 701 Old Avalon Blvd., Unit 4, Avalon, NJ 08202

\*Applicant's E mail Address c/o jmc@marteknj.com

Phone Number (Home) c/o (609) 464-0220 (Work) (609) 390-3355

Owner's Name Philip Risko

Owner's Mailing Address 36 Clermont Drive, Clermont, New Jersey 08210

If applicant is a corporation or partnership, list all stockholders or partners owning 10% or more of the corporation or partnership and list their respective names, addresses and telephone numbers:

Name: <u>Joseph Catanzariti</u> <u>(609) 464-0220</u>	Name: <u>Philip Risko</u> <u>609-602-1222</u>
Address: <u>2 Columbine Drive</u> <u>Pittsgrove, NJ 08318</u>	Address: <u>36 Clermont Drive</u> <u>Clermont, NJ 08210</u>

Name: <u>Jeffrey Hunt</u> <u>(609) 412-1232</u>	Name: _____
Address: <u>501 Sterling Avenue</u> <u>Linwood, NJ 08221</u>	Address: _____

Relationship of applicant to owner (same person, tenant, agent, purchase under contract of  other) (Circle one).  
If holder of Contract to purchase attach copy of Contract

Location of Premises 19 Clermont Drive, Clermont, NJ 08210 (Street address)

Block(s) 262 Lot(s) 11.14 Zone CVC

B. Description the application: Applicant proposes to construct a 3,500 SF commercial building on the  
currently vacant lot with a lean to and shell paved storage area, fourteen parking spaces and a free  
standing sign.

TOWNSHIP OF DENNIS  
 CONSOLIDATED LAND USE BOARD  
 571 PETERSBURG ROAD  
 P.O. BOX 204  
 DENNISVILLE, NJ 08214

**C. Type of application presented:**

- Appeal from decision of Zoning Official (N.J.S.A. 40:55D-70a)
- Interpretation of Zoning Ordinance or Zoning Map (N.J.S.A. 40:55D-70b)
- Hardship Variance (N.J.S.A. 40:55D-70c(1))
- Flexible (C)/balancing benefits and detriments (N.J.S.A. 40:55D-70c(2))
- Use Variance (N.J.S.A. 40:55D070d)
  - (1) Use or principal structure
  - (2) Expansion of non-conforming use
  - (3) Deviation from conditional use standard
  - (4) Increase in permitted floor area ratio
  - (5) Increase in permitted density
  - (6) Height of principal structure greater than 10 feet or 10% of maximum height permitted
- Permit to build in street bed (N.J.S.A. 40:55D-34)
- Permit to build where lot does not abut street (N.J.S.A. 40:55D-36)
- Site plans (N.J.S.A. 40:55D-76)
  - Major
  - Preliminary
  - Final
  - Minor
  - Waiver of site plan itself
- Subdivision (N.J.S.A. 40:55D-76)
  - Minor
  - Major
  - Preliminary
  - Final
- Waivers from subdivision and/or site plan standards
- Other

**D. Request is hereby made for permission to (erect, alter, convert, use) a construct a new building with office space,**

**1.046 acres 195' x 233.1'**

1) Said property is: \_\_\_\_\_ (Give dimensions and area)  
 and has the following structures: vacant

workshop and storage.

**2) Size and setbacks of existing building: N/A**

Width of building: \_\_\_\_\_ Length of building: \_\_\_\_\_

Height: \_\_\_\_\_ Stories: \_\_\_\_\_

Front: \_\_\_\_\_ Rear: \_\_\_\_\_

Side: \_\_\_\_\_ Side: \_\_\_\_\_

% Building Coverage: \_\_\_\_\_ % Impervious Surface Coverage: \_\_\_\_\_

TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214

3) **Size and setbacks of proposed building and/or addition:**

Width of building: 50' Length of building: 70'

Height: <30' Stories: 1

Front: 78' Rear: 55'

Side: 40' Side: 105'

% Building Coverage: 11% % Impervious Surface Coverage: 48%

4) Date property acquired and prevailing zoning at time of acquisition: 12/19/2022 CVC Zoning District

5) Has there been any previous appeal, requests or applications to this or any other Township Boards, Construction Official, or other Township Official involving these premises? YES  NO

**"If yes, state the nature, date and the disposition of said matter include a copy of the Resolution, a copy of the building permit or any other pertinent information previously submitted"**

TOWNSHIP OF DENNIS  
 CONSOLIDATED LAND USE BOARD  
 571 PETERSBURG ROAD  
 P.O. BOX 204  
 DENNISVILLE, NJ 08214

6) When variance approvals are requested:

- a. Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance.
- b. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

7) All applicants must complete the following, as applicable:

Type of construction: (frame, stone, brick, cement) frame

Present use of existing building(s) and premises: vacant

Describe any deed restrictions affecting this property: None known.

Existing and proposed number of dwelling units: N/A

Existing and proposed square footage of professional office: 1,500 SF office space

Existing and proposed gross floor area: 3,500 proposed gross floor area

Existing and proposed parking spaces: 0 spaces existing / 14 spaces proposed

Existing and proposed number of lots: 1 lot existing / 1 lot proposed

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: Facilities for solid waste and recyclables.  
 A photograph(s) of the land and building(s) involved in the application.

Names, addresses and E-mail of all expert witness proposed to be used:  
Andrew D. Catanese - Monzo Catanese DeLollis, P.C. - 211 Bayberry Dr., Suite 2A, CMCH, NJ 08210  
(tel) (609) 463-4601 (fax) 609-463-4606 email: acatanese@mcdpclaw.com; rvargas@mcdpclaw.com

Joseph Maffei, Enginnering Design Associates, P.A. - 5 Cambridge Drive, Ocean View, NJ 08230  
(tel) 609-390-0332 (fax) 609-390-9204 email: jmaffei@engineeringdesign.com

10. Supply the following information concerning this application. Place an asterisk to the left of the description of all items for which variances are sought.

	EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
LOT SIZE: Lot Area	<u>1.046 acres</u>	<u>1 acre</u>	<u>1.046 acres</u>	<u>NO</u>
Lot Frontage	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

TOWNSHIP OF DENNIS  
 CONSOLIDATED LAND USE BOARD  
 571 PETERSBURG ROAD  
 P.O. BOX 204  
 DENNISVILLE, NJ 08214

	EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO NO
Lot Width	<u>195'</u>	<u>150'</u>	<u>195'</u>	<u>NO</u>
Lot Depth	<u>233.1'</u>	<u>200'</u>	<u>233.1'</u>	<u>NO</u>
<b>PRINCIPAL BUILDING</b>				
Side Yard, each	<u>N/A</u>	<u>30' EACH</u>	<u>40', 105'</u>	<u>NO</u>
Front Yard	<u>N/A</u>	<u>0'-8'</u>	<u>78'</u>	<u>YES</u>
Rear Yard	<u>N/A</u>	<u>55'</u>	<u>55'</u>	<u>NO</u>
Building Height	<u>N/A</u>	<u>30'</u>	<u>&lt;30'</u>	<u>NO</u>
<b>ACCESSORY BUILDING N/A</b>				
Side Yard, each	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Rear Yard	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Distance to Other Buildings	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Building Height	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>MAXIMUM COVERAGE</b>				
Building Coverage	<u>N/A</u>	<u>35%</u>	<u>11%</u>	<u>NO</u>
<del>Principal Building %</del> 1.046 acres	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Lot Coverage	<u>N/A</u>	<u>60%</u>	<u>48%</u>	<u>NO</u>
<del>Accessory Building %</del>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>GROSS FLOOR AREA</b>				
Principal Building	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Accessory Building	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

TOWNSHIP OF DENNIS  
 CONSOLIDATED LAND USE BOARD  
 571 PETERSBURG ROAD  
 P.O. BOX 204  
 DENNISVILLE, NJ 08214

	EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
PARKING No. of Spaces	<u>N/A</u>	<u>8 SPACES</u>	<u>14 SPACES</u>	<u>NO</u>
<b>SIGNS</b>				
Size	<u>N/A</u>	<u>N/A</u>	<u>30 SF (BUILDING MOUNTED) 32 SF (FREE STANDING)</u>	<u>NO</u>
Number	<u>N/A</u>	<u>1</u>	<u>2</u>	<u>YES</u>
Type (free standing or building mounted)	<u>N/A</u>	<u>BUILDING MOUNTED SIGN PERMITTED FREE STANDING NOT PERMITTED</u>	<u>BUILDING MOUNTED &amp; FREESTANDING</u>	<u>YES</u>

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of application, date of application, date of hearing and result received from Board.

Yes.

---



---



---

BY LAW, VARIANCES CAN ONLY BE GRANTED WHERE THE APPLICANT IS ABLE TO SATISFY BOTH POSITIVE AND NEGATIVE CRITERIA ESTABLISHED BY THE MUNICIPAL LAND USE LAW. NO VARIANCE RELIEF OF ANY TYPE MAY BE GRANTED UNLESS THE VARIANCE OR RELIEF CAN BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND WITHOUT SUBSTANTIALLY IMPAIRING THE INTENT AND PURPOSE OF THE ZONE PLAN AND ZONING ORDINANCE. HARDSHIP VARIANCES OF THE ZONE PLAN AND ZONING ORDINANCE. HARDSHIP VARIANCES (40:55dc(1)) CAN ONLY BE GRANTED WHERE AN EXCEPTIONAL CONDITION EXISTS WITH REGARD TO A SPECIFIC PIECE OF PROPERTY, WHERE EXCEPTIONAL TOPOGRAPHICAL CONDITIONS OR PHYSICAL FEATURES UNIQUELY AFFECT A SPECIFIC PIECE OF PROPERTY OR WHEREBY REASON OF AN EXTRAORDINARY AND EXCEPTIONAL SITUATION UNIQUELY AFFECTING A SPECIFIC PIECE OF PROPERTY OR THE STRUCTURES LAWFULLY EXISTING THEREON THE STRICT APPLICATION OF THE ZONING REQUIREMENT WOULD RESULT IN PECULIAR AND EXCEPTIONAL PRACTICAL DIFFICULTIES TO OR EXCEPTIONAL AND UNDUE HARDSHIP UPON THE DEVELOPER OF THE PROPERTY. RELIEF UNDER THE FLEXIBLE C TYPE VARIANCE (N.J.S.A. 40:55D-70c(2)) CAN ONLY BE GRANTED WHERE, WITH REGARD TO A SPECIFIC PIECE OF PROPERTY, THE PURPOSES OF THE MUNICIPAL LAND USE LAW WOULD BE ADVANCED BY A DEVIATION FROM THE ZONING ORDINANCE REQUIREMENT AND THE BENEFIT OF THE DEVIATION WOULD SUBSTANTIALLY OUTWEIGH ANY DETRIMENT. USE, AND RELATED VARIANCES (N.J.S.A. 40:55d-70d) CAN ONLY BE GRANTED WHERE THERE ARE SPECIAL REASONS AS SPECIFIED BY THE MUNICIPAL LAND USE LAW. THE BURDEN IS UPON THE APPLICANT TO PROVIDE PROOF OF SATISFACTION OF THE AFORESAID REQUIREMENTS APPLICABLE TO HIS APPLICATION.

A SHORT SUMMARY OF THE REASONS WHY YOU ARE ENTITLED TO THE RELIEF SOUGHT FROM THE ZONING BOARD OF ADJUSTMENT SHALL BE PROVIDED ON A SEPARATE SHEET OF PAPER AND ENUMERATED WITH THE APPROPRIATE PARAGRAPH NUMBER UNDER WHICH THE RELIEF IS

TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214

SOUGHT, (PARAGRAPHS NO. 12-15)

12. Attach to this application a statement of the facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Dennis Township Zoning Plan and Zoning Ordinance. State why the variance can be granted without substantial harm to the neighborhood and without significant overturning of the Township Zoning Plan.

13. Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved justifying the granting of a variance pursuant to N.J.S.A. 40:55D-70c(1). State what is unique about your specific piece of property noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you.

14. Attach to this application a statement setting forth the facts supporting the contention that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question and the benefits of that deviation would substantially outweigh any detriment pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.

15. Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special Reasons" exist where a proposed project carries out a purpose of zoning, (such as those noted in Section 14 above) or where the refusal to allow the project would impose an undue hardship on you; state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.

TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214

**ESCROW FEES SUBMITTED**

**FINANCIAL RESPONSIBILITY STATEMENT**

.....  
I have read Section 98-1 et seq. and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the Township will also charge reasonable attorney's fees for the collection of these fees.

**Please Print Clearly**

Martek Marine Electronics c/o Joseph Catanzariti

(609) 390-3355

\_\_\_\_\_  
(Name) (Daytime Phone)

701 Old Avalon Blvd., Unit 4

Avalon, NJ 08202

\_\_\_\_\_  
(Billing Address)

\_\_\_\_\_  
(Signature)

5/16/24  
\_\_\_\_\_  
(Date)

Note: The application will be deemed **incomplete** if all information above is not fully completed.



TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214

Martek Marine Electronics c/o Joseph Catanzariti Being duly sworn  
(Name of Applicant or Attorney Representing)

according to law hereby certifies that the information presented in this application is true and accurate.

  
Signature of Applicant/Attorney

If applicant is not the owner of the property, have owner sign below or file with application a letter signed by the owner consenting to this application.

The foregoing application is hereby consented to this \_\_\_ day of \_\_, 20\_\_.

\_\_\_\_\_  
(Signature of property owner)

36 Clermont Drive, Clermont, NJ 08210  
(Address)

609-602-1222  
(Telephone Number)

Sworn and subscribed before me:

This 16 day of May, 2024

  
Signature of Person authorized to take oaths - Notary

DESIREE A. HILLEGASS  
Notary Public, State of New Jersey  
Comm. # 50023307  
My Commission Expires 9/15/2025



TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE  
BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204

**PART III ADMINISTRATIVE COMPLETENESS**  
**APPLICATION CHECKLIST**

(Please submit with your application document)

NAME OF APPLICANT: Martek Marine Electronics

NAME OF OWNER: Philip Risko

NAME OF PROFESSIONAL(S): Andrew D. Catanese, Esq. & Joseph H. Maffei, PE

**Required Documents**

- |  |            |
|--|------------|
| a) One original & 16 copies of the application WITH the completed Checklist  | <u>✓</u>   |
| b) One original & 16 copies of the required plat meeting requirements set forth in Chapter 165 of the Township Ordinance                                   | <u>✓</u>   |
| c) Required Application Fees as set forth in Chapter 98 of the Township Code   | <u>✓</u>   |
| d) Copy of CAFRA application or written explanation of why one isn't needed  | <u>N/A</u> |
| e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed   | <u>N/A</u> |
| f) Current signed and sealed Survey of property (less than 1 year old)   | <u>✓</u>   |
| g) Other submittals required by Board Professionals (if any)   | <u>✓</u>   |
| h) Written description and justification for Waivers & Variances   | <u>✓</u>   |
| i) Certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality (Tax Assessor). | <u>✓</u>   |
| j) Proof from the Tax Collector that real estate taxes and local Assessments have been paid to date  | <u>✓</u>   |
| k) (For Subdivisions only) A Certificate of Title  | <u>N/A</u> |

TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214

**PLAT REQUIREMENTS VARIANCE**  
**CHAPTER 165 and 185**

NAME OF APPLICANT: Martek Marine Electronics

NAME OF OWNER: Philip Risko

BLOCK: 262 LOT: 11.14 ADDRESS: 19 Clermont Drive

a. *General Requirements.* The plan for a variance shall be drawn at a scale of not less than twenty feet (20') to the inch, with North oriented to the top of the page, shall conform to the provisions of the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq., and shall include or be accompanied by the information specified below:

1. The variance plan shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the owner and prepared or recertified not more than twelve (12) months prior to the date of application. ✓  
\_\_\_\_\_

2. Spot elevations at all four (4) corners of the subject parcel (oceanfront parcels required two (2) additional spot elevations, one (1) at midpoint on each of the two (2) side lot lines). ✓  
\_\_\_\_\_

b. *Title Block.* A title block shall appear on all sheets and include:

1. Title to read "Variance Plan." (Site Plan) ✓  
\_\_\_\_\_

2. Tax map sheet, block and lot designation. ✓  
\_\_\_\_\_

3. Street address. ✓  
\_\_\_\_\_

4. Name of the applicant and owner. ✓  
\_\_\_\_\_

5. Date (of original and all revisions). ✓  
\_\_\_\_\_

6. Name, signature, address and license number of the professional who prepared the plan. ✓  
\_\_\_\_\_

c. *Detailed Information.* ✓  
\_\_\_\_\_

1. A key map (at a scale of not less than one inch (1") equals one thousand feet (1,000') with North oriented to top of the page, showing the location of the subject parcel with reference to surrounding areas, existing streets which intersect or border the parcel, the names of all such streets and any zone district boundaries and Township boundary which is within five hundred feet (500') of the subject parcel. ✓  
\_\_\_\_\_

2. The names and addresses of all owners, and property classifications of all parcels within two hundred feet (200') of the subject parcel as shown by the most recent records of the Township. ✓  
\_\_\_\_\_

TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214

- |     |  |              |
|-----|--|--------------|
| 3.  | A portion of the current Dennis Township Zoning Map showing the subject parcel and zone district boundaries, existing easements, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of-way of each street within two hundred feet (200') of the subject parcel.                   | ✓<br>_____   |
| 4.  | A zoning schedule showing all zoning requirements applicable to the parcel in question, existing conditions, proposed conditions and extent of applicant's compliance with the zoning requirements.  | ✓<br>_____   |
| 5.  | All existing structures, with an indication of those which are to be removed, and the front, rear and side yard dimensions of those to remain, referenced to existing lot lines.   | ✓<br>_____   |
| 6.  | All proposed private and public easements or rights-of-way and the purposes thereof.   | ✓<br>_____   |
| 7.  | North arrow.   | ✓<br>_____   |
| 8.  | Written and graphic scales.  | ✓<br>_____   |
| 9.  | All required endorsements or certifications and space for the appropriate signatures.  | ✓<br>_____   |
| 10. | A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey. | N/A<br>_____ |
| 11. | Such other information as the Board Engineer and/or Planner may require or request during their review of the application.   | TBD<br>_____ |

**PLAT REQUIREMENTS**

**SITE PLAN- PRELIMINARY and FINAL**

NAME OF APPLICANT: Martek Marine Electronics

NAME OF OWNER: Philip Risko

BLOCK 262 LOT: 11.14 ADDRESS: 19 Clermont Drive

**Preliminary Plat Requirements**

a. *General Requirements.*

- 1. Any preliminary plat of a site plan presented to the Planning Board or Board of Adjustment for its approval shall be signed and appropriately sealed by an architect, professional engineer, land surveyor and/or professional planner licensed to practice in the State of New Jersey; provided, however, that sanitary sewer, water distribution and storm drainage plans and water and sewage treatment plans may only be signed and sealed by a professional engineer. ✓  
\_\_\_\_\_
  
- 2. Site plans shall not be drawn at a scale smaller than one inch equals fifty feet (1"=50') or larger than one inch equals ten feet (1"=10'). If the size of the site would require the use of sheets larger than thirty inches by forty-two inches (30" x 42") in order to show the entire site on one (1) sheet, the detailed information for the site plan shall be shown in sections on sheets not larger than thirty inches by forty-two inches (30" x 42"), which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one inch equals two hundred feet (1"=200'). ✓  
\_\_\_\_\_

*The site plan shall be based on a monumented, current certified boundary survey. The date of the survey and the name of the person making same shall be shown on the map. If twelve (12) months or more has passed since the date of (or date of last recertification of) the survey, it shall be recertified and if necessary, brought up to date.*

b. *Title Block.* The title block shall appear on all sheets and include:

- 1. Title to read "Preliminary Site Plan." ✓  
\_\_\_\_\_
- 2. Name of the development, if any. ✓  
\_\_\_\_\_
- 3. Date (of original and all revisions). ✓  
\_\_\_\_\_
- 4. Names, signatures, addresses, and license numbers of engineer, architect, land surveyor, or planner who prepared the plan and their embossed seal(s). ✓  
\_\_\_\_\_
- 5. If the site plan contains more than one (1) sheet, each shall be numbered and titled. ✓  
\_\_\_\_\_

- |     |  |            |
|-----|--|------------|
| c.  | A schedule shall be placed on the site plan indicating:  |            |
| 1.  | The acreage of the tract and site (the portion of the tract involved in the site plan).  | <u>✓</u>   |
| 2.  | The floor area of the existing and proposed buildings (listed separately).   | <u>✓</u>   |
| 3.  | The proposed use or uses and the floor area devoted to each use.   | <u>✓</u>   |
| 4.  | The zone district in which the site is located.  | <u>✓</u>   |
| 5.  | Tax map sheet, block and lot number of the site, as shown on the latest Township tax map, the date of which should also be shown.  | <u>✓</u>   |
| 6.  | Names and addresses of owner and developer, so designated.   | <u>✓</u>   |
| 7.  | Proposed and required lot dimensions and front, rear and side setbacks.  | <u>✓</u>   |
| 8.  | Proposed and required off-street parking spaces.   | <u>✓</u>   |
| 9.  | The square footage and the percentage of the site that is: (a) Occupied by buildings   | <u>✓</u>   |
|     | (b) Impervious   | <u>✓</u>   |
| 10. | All variances requested.   | <u>✓</u>   |
| d.  | North arrow and written and graphic scales.  | <u>✓</u>   |
| e.  | The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Board in the determination of floodway and flood hazard area limits. | <u>✓</u>   |
| f.  | The boundary, nature, and extent of marshes, wetlands, dunes and water areas within the site and within two hundred feet (200') thereof.   | <u>N/A</u> |
| g.  | Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles, and all other topographical features of a physical or engineering nature within the site and within fifty feet (50') thereof.  | <u>✓</u>   |
| h.  | All existing structures on the site and within fifty feet (50') thereof, including their use, indicating those to be destroyed or removed and those to remain.   | <u>✓</u>   |
| i.  | Location, use, finished grade level, ground coverage, first floor, front, rear and side setbacks of all existing buildings and other pertinent improvements.   | <u>✓</u>   |
| j.  | Existing and proposed public easement or rights-of-way and the purposes thereof.   | <u>N/A</u> |

- k. A grading plan showing existing and proposed grading contours at one foot (1') intervals throughout the tract, or spot elevations if acceptable to the Board Engineer. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) and source of datum shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading. Also, a site bench mark shall be labeled on the plan. ✓

*On-Site Drainage Plan:*

1. The drainage plan shall be presented in graphic form which shall clearly show the street and lot layout and those items which are pertinent to drainage including existing and proposed contours and spot elevations as previously required. ✓
2. The plan shall outline each area contributing to each inlet. ✓
3. All proposed drainage shall be shown with pipe type and sizes, invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown. ✓
4. The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in this Ordinance. ✓

*m. Off-Site Drainage Plan.*

The plat shall also be accompanied by an off-site drainage plan prepared in accordance with the following standards:

1. The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown. N/A
2. The pertinent off-site existing drainage shall be shown with elevations of inverts and grates to the nearest one-hundredth of a foot (.01'). N/A
3. To the extent that information is available and may be obtained from the County or Municipal Engineer, any existing plans or drainage improvements shall be shown. N/A
4. In the event a temporary drainage system is proposed, full plans of that system shall be shown. N/A
5. The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross-sections at intervals not exceeding one hundred feet (100') shall be shown for all open channels. N/A

TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214

n. If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing:

- 1. Existing and proposed final grades and slopes. ✓  
\_\_\_\_\_
- 2. Pipe sizes, slope, type, inverts, and grate or rim elevation of drainage and sanitary sewage facilities. ✓  
\_\_\_\_\_
- o. *Boring Logs.* A Soils Engineer's Report shall conform:
  - 1. Borings shall be spaced evenly throughout the site. ✓  
\_\_\_\_\_
  - 2. One (1) boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten feet (10') below proposed or existing grade. ✓  
\_\_\_\_\_
  - 3. In addition to the above, in those areas where the water table is found to be five feet (5') or less below existing or proposed grade, two (2) additional borings per acre (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed. ✓  
\_\_\_\_\_
  - 4. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one-tenth of a foot (.1'). ✓  
\_\_\_\_\_
  - 5. Based on the borings, the site plan shall clearly indicate all areas having a water table within two feet (2') of the existing surface of the land, or within two feet (2') of proposed grade; or all areas within which two feet (2') or more of fill is contemplated or has previously been placed. ✓  
\_\_\_\_\_
- p. Zone district boundaries and a portion of the Tax Map Sheet shall be reproduced for a minimum distance of five hundred feet (500') surrounding the site upon which the following shall be indicated:
  - 1. The site; ✓  
\_\_\_\_\_
  - 2. Zone district boundaries; ✓  
\_\_\_\_\_
  - 3. Tax map sheet; ✓  
\_\_\_\_\_
  - 4. Lot and block numbers; ✓  
\_\_\_\_\_
  - 5. Name of all owners within two hundred feet (200') of the site; ✓  
\_\_\_\_\_
  - 6. Streets with names; ✓  
\_\_\_\_\_
  - 7. Scale and north arrow. ✓  
\_\_\_\_\_



TOWNSHIP OF DENNIS  
 CONSOLIDATED LAND USE BOARD  
 571 PETERSBURG ROAD  
 P.O. BOX 204  
 DENNISVILLE, NJ 08214

q. *Key Map:* A portion of the U.S. Geological Survey map shall be shown (scale 1"=2,000') indicating the following:

- |     |   |              |
|-----|---|--------------|
| 1.  | The site;   | ✓<br>-----   |
| 2.  | U.S.G.S. map number;  | ✓<br>-----   |
| 3.  | Scale and north arrow.  | ✓<br>-----   |
| r.  | The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.  | N/A<br>----- |
| s.  | The capacity of off-street parking areas and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single unit trucks or buses, and semi-trailers that will enter the site each day. | ✓<br>-----   |
| t.  | Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation. If the developer desires to have the appropriate provisions of N.J.S.A. 39:1 et seq. governing motor vehicle operation made applicable to the site, thereby allowing municipal police regulation of traffic control devices, he shall submit a formal request and a detailed plan meeting the requirements of the New Jersey Department of Transportation. The Township Engineer will advise the developer regarding the details of such a plan. | N/A<br>----- |
| u.  | The location and size of proposed loading docks.  | ✓<br>-----   |
| v.  | Location of curbs and sidewalks.  | ✓<br>-----   |
| w.  | Cross-sections showing the composition of pavement areas, curbs, and sidewalks.   | ✓<br>-----   |
| x.  | Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.   | ✓<br>-----   |
| y.  | Landscaping and screening plan showing the location, type, spacing, and number of each type of tree or shrub, the location, type and amount of each type of ground cover to be utilized, and plant list and planting details for trees, shrubs, and/or ground cover.  | ✓<br>-----   |
| z.  | Location of signs and drawn details showing the size, nature of construction, height and content of all signs.  | ✓<br>-----   |
| aa. | Drawn details of the type of screening to be utilized for refuse and recyclable material, storage areas, outdoor equipment and bulk storage areas.  | ✓<br>-----   |

TOWNSHIP OF DENNIS  
 CONSOLIDATED LAND USE BOARD  
 571 PETERSBURG ROAD  
 P.O. BOX 204  
 DENNISVILLE, NJ 08214

TOWNSHIP OF DENNIS  
 CONSOLIDATED LAND USE BOARD  
 571 PETERSBURG ROAD  
 P.O. BOX 204  
 DENNISVILLE, NJ 08214

- |   |            |
|---|------------|
| bb. Floor plans and building elevation drawings of any proposed structure or structures, or existing structures to be renovated.  | <u>W</u>   |
| cc. Location of handicapped facilities including parking spaces and ramps (where applicable).   | <u>✓</u>   |
| dd. <i>Sectionalization and Staging Plan.</i> Developers of large uses such as shopping centers, multi-family dwellings, office parks or other such uses proposed to be developed in stages shall submit a sectionalization and staging plan showing the following:   | N/A        |
| 1. The anticipated date for commencing construction of each section or stage. The staging of development on the site shall be such that if development of the site were discontinued after the completion of any stage, the developed portion of the site would comply in all respects to the requirements of this Ordinance and be provided with adequate drainage and utility systems.  | <u>N/A</u> |
| 2. Those improvements that will be completed in each stage prior to application for Certificate of Occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings in the site and adjoining properties.  | <u>N/A</u> |
| ee. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site, and provisions to be made for site maintenance. | <u>✓</u>   |
| ff. Such other information as the Planning Board and/or Township Engineer may request during site plan review.  | <u>TBD</u> |

MISCELLANEOUS REQUIREMENTS THAT MAY BE REQUIRED

- |                                       |            |
|---------------------------------------|------------|
| 1. COST OF IMPROVEMENTS ESTIMATE      | <u>TBD</u> |
| 2. SIGHT TRIANGLE – CORNER PROPERTIES | <u>N/A</u> |
| 3. SOIL EROSION PLAN                  | <u>TBD</u> |
| 4. OTHER AGENCY REQUIREMENTS          |            |
| a. County Planning Board              | <u>N/A</u> |
| b. New Jersey Water Company           | <u>TBD</u> |
| c. Waterfront Development (CAFRA)     | <u>N/A</u> |
| d. Adequacy of Utility Service        | <u>TBD</u> |

## **JUSTIFICATION FOR RELIEF SOUGHT**

Applicant: Martek Marine Electronics  
19 Clermont Drive  
Block 262, Lot 11.14  
Dennis Township, New Jersey

The Applicant requests preliminary and final site plan approval for the construction of a office, warehouse, and showroom building at 19 Clermont Drive in the Township's CVC – Clermont Village zoning district. Variances are requested as follows: (i) use variance to permit the proposed use; (i) maximum front yard setback limits (8' maximum / 78' proposed); (ii) sign regulations to permit a free-standing sign.

12. The proposed variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Dennis Township Zoning Plan and Zoning Ordinance due to (i) the minor degree of relief sought; (ii) the nature of the variance sought (i.e., to *increase* front yard setback); and (iii) the character of surrounding development, as the subject property is located in a commercial/industrial area with uses similar to the proposed use.

14. Variance relief is appropriate pursuant to N.J.S.A. 40:55D-70(c)(2) as the following purposes of municipal land use law are advanced (applicant may supplement the following at the time of public hearing):

- a. To promote the general welfare (*by encouraging development of a new use consistent with the surrounding uses*).
  
- c. To provide adequate light, air and open space (*by providing for an oversized front setback and overall building coverage which is substantially below the permitted building coverage*).
  
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens (*by permitting development of the proposed use in the existing commercial/industrial area*);

The benefits of the deviation from the zoning requirements substantially outweigh any detriment.

15. Special reasons exist because the project will promote the purposes of zoning set forth above. The property is particularly suited for the intended use because it is surrounded by similar commercial/industrial uses in an industrial park-like setting.

End.

## **OPERATIONS PLAN**

Applicant: Martek Marine Electronics  
19 Clermont Drive  
Block 262, Lot 11.14  
Dennis Township, New Jersey

The Applicant requests preliminary and final site plan approval for the construction of an office, warehouse, and showroom building at 19 Clermont Drive in the Township's CVC – Clermont Village zoning district.

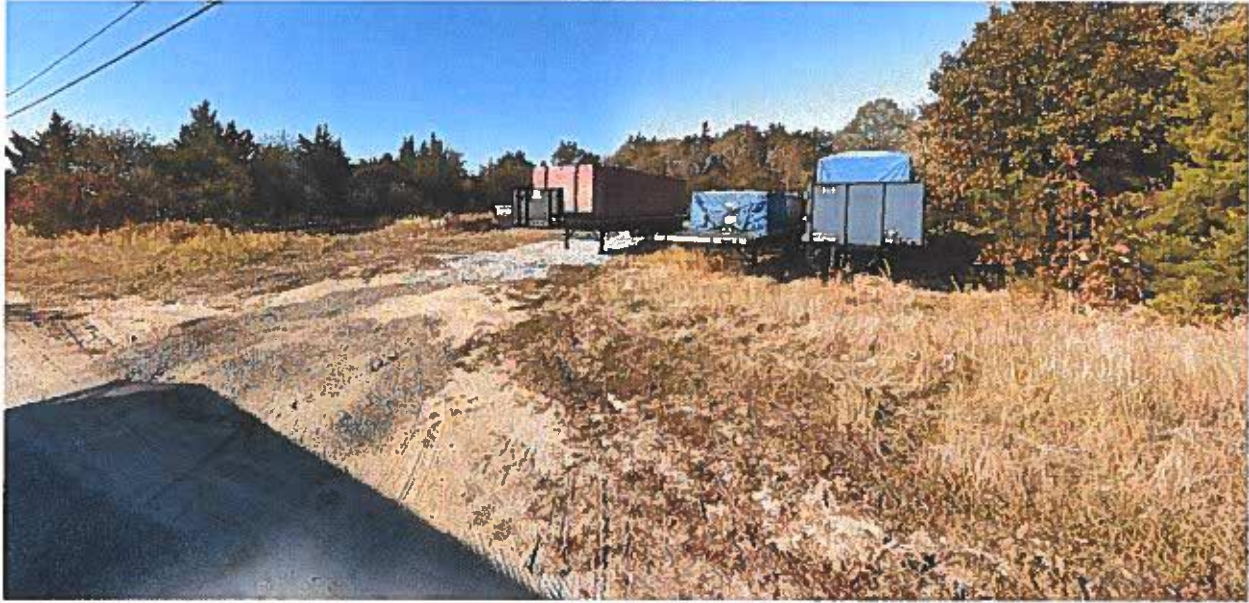
Martek Marine Electronics is a premier marine electronics vendor serving commercial and recreational mariners throughout the east coast. The proposed site will be Martek's base of operations. The site will serve primarily as Martek's office and workshop, as most marine installation work is performed off-site. A small product display area will permit customers to view products from time-to-time, but will not serve as a traditional retail space. Smaller, trailered vessels will occasionally be brought on site for installation work.

Martek typically operates during traditional business hours (approximately 8:00 am to 6:00 pm). There are currently 11 employees and 9 service vehicles. The bulk of Martek's employees take their work trucks home at night, limiting the number of vehicles on site overnight. While those numbers may fluctuate, the off-site nature of Martek's work limits the impact on surrounding areas. Martek anticipates receiving small/medium sized deliveries of marine electronics, typically via traditional ground deliver (i.e., little or no "freight" delivery).

End.







RESOLUTION 02-13

DENNIS TOWNSHIP ZONING BOARD OF ADJUSTMENT

WHEREAS, Barry's Carpet Care, Inc. has submitted an application for a Use Variance to allow a rental unit for a contractor, an office/showroom/workshop with outdoor storage trailer for a carpet business together with miscellaneous waivers and Preliminary and Final Major Site Plan Approval all at the premises known as Block 262 Lot 11.14 on the Dennis Township Tax Map;

WHEREAS, the necessary notices were served upon the persons and bodies as required by law and published in the official newspaper of the municipality, and the necessary proofs in connection therewith have been submitted;

WHEREAS, all required fees and taxes have been paid;

WHEREAS, a public hearing was held by the Dennis Township Zoning Board of Adjustment on April 24, 2002 and testimony taken and exhibits reviewed;

WHEREAS, the Zoning Board voted to approve the application subject to various conditions and subject to the passage of a memorializing resolution;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The following findings are made:

a. All statements contained in the preamble to this resolution are hereby incorporated by reference. Based on the foregoing, the Applicant has standing to bring this application and the Board has jurisdiction to act in this matter.

b. The Applicant was represented by James H. Pickering Jr., Esq. and by Vincent Orlando, P.E., P.P. Testimony was also received from the Applicant.

c. The following exhibits were presented: A-1, Site Plan by Engineering Design Associates dated March 12, 2002; A-2, Building Plan & Elevation by CB Structures, Inc. dated February 27, 2002; A-3 depiction of typical type of building proposed; A-4 Survey by Mark DeVaul, L.S. dated March 12, 2002.

d. The premises is located in a GC (General Commercial) Zoning District. Office/workshops/showrooms and contractor's units are permitted uses, but outdoor storage is not. Accordingly the Applicant seeks a Use Variance to allow the two uses



of office/workshop/showroom for the carpet business and a separate contractor's rental unit as well as for the outdoor storage of the trailer. Applicant wants to construct a 5,000 square foot building with the front 1,000 square foot section being for showroom and office space for the carpet business, the next 2,500 square foot section being a workshop for the carpet business and the rear 1,500 square feet to be a rental unit for a contractor. There is also a designated 7,700 square foot area at the rear of the property for storage of a trailer used in large carpet order pickups. Nothing else is to be allowed in that storage area for applicant's business, the contractor's unit business, or otherwise. The premises is a 45,546 square foot lot in the Clermont Business Park. A number of other similar uses have been approved the Business Park.

e. The site plan was reviewed. There will be asphalt paving at the front of the building which would be the customer area. Twelve parking spaces will be located in this area. The rest of the premises, including the trailer storage area and the area designated for applicant's vehicle and equipment parking, is to have a stone surface. A trash enclosure is located at the rear of the lot. There is a fence around the trash and storage areas noted above.

f. Exhibits A-2 & A-3 were presented to show the type of structure proposed. As was previously noted, the 5,000 square foot building would be divided into 1,000; 2,500 and 1,500 square foot sections. The building was described as being similar to others approved for this Business Park, such as the MTS building located next door. It would have 2, not 4, bays. Portions of the building would be two stories. There is a loft area over the front showroom/office area and over the contractor's unit. The workshop area would be one floor.

g. The Applicant specified the following as special reasons for the granting of the requested variances, indicating that the following purposes of the Municipal Land Use Law would be advanced: Provision of sufficient space in appropriate locations for various uses including commercial and industrial ones; Encouraging coordination of public and private procedures and activities shaping land development with a view to the more efficient use of land.

h. It was further asserted that there would be no substantial detriment to the

public good and no substantial impairment of the intent and purpose of the Zone Plan and Zoning Ordinance if the variances were granted. The application presented outdoor storage of an empty trailer in a rear, well buffered site in a business park where similar uses were already in place. The uses themselves are permitted in the Zoning District and it is only the outdoor storage portion of the application and the provision of more than one principal use at the site that necessitates the use variances. In this regard it is also noted that the contractor's unit is for workshop and inside storage use only and it shall not be open to the public. Further, there shall be no storage use of the trailer which must remain empty when stored at the site and the storage of other trucks and equipment shall be limited to the area designated on the site plan.

i. Waivers were sought for curbing around the parking area, for asphalt parking surface at the side and rear of the property, partial lighting in the rear area, traffic and environmental impact studies. They were justified by the fact that customer use would be in the front area only and not in the fenced in area to the side and rear. Further, drainage would be aided.

j. The Board Engineer's Report was reviewed and considered and the comments of all parties received.

2. The following conclusions are made:

a. All Zoning Ordinance and Site Plan Ordinance requirements are satisfied except for those for which variances and waivers have been sought.

b. All procedural requirements have been satisfied.

c. For the reasons specified in paragraph 1.h. above, the Board concludes that the Applicant has presented adequate special reasons for the Use Variance to allow the outdoor storage of the empty trailer in the designated area as well as the office/showroom/workshop uses in the front 2 portions of the building and a contractor's use of the rear one (workshop & storage use with no customers coming to the site).

d. For the reasons set forth in paragraph 1.j. above, the Board concludes that the requested Use Variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of the Zone

Plan and Zoning Ordinance. It is further concluded that the site is particularly suited for the proposed use in that it is in an approved and developing business park containing similar uses, some with outside storage. Further, the outdoor storage use, in addition to the permitted uses, is not something that would necessarily be thought of by the Township when amending the Zoning Ordinance. The granting of this type of variance can be undertaken without detriment to the Zoning Plan of the Township.

e. The Applicant seeks waivers from providing curb around the parking area, provision of a paved parking surface except in front of the building, partial lighting in the rear and from Traffic and Environmental Impact Studies. This is understandable in view of the proposed uses at the site and similar waivers granted for other businesses in the Park. Testimony indicated that there will be no customer trips to the rear, side, and fenced in areas of the site. There will only be business employees, business owners and applicant's vehicles and equipment. For the aforesaid reasons, the Board concludes that the Applicant has demonstrated that because of the peculiar conditions pertaining to this parcel of land, the literal enforcement of the standards in question would be impractical and would exact undue hardship. The Board further concludes that the waivers requested are reasonable and within the general purpose and intent of the rules, regulations and standards established by the Township Site Plan Ordinance.

3. Accordingly, the following approvals are granted subject to the conditions hereinafter set forth: a Use Variance to allow outdoor storage of an empty trailer used for large carpet pickups in a designated 7,700 square foot rear portion of the site; together with an addition use variance to allow more than one principal use at the site those uses being the office/showroom/workshop use of the 2 front portions of the building and the use of the rear section of the building as contractor's rental unit to be a workshop and storage area only with no customers coming to the site. Also granted are Preliminary and Final Major Site Plan Approval and the following waivers: from provision of curbing around the parking lot, from asphalt paving of the rear and side parking areas; from full lighting intensity at the rear and from provision of Traffic Impact and Environmental Impact Studies. The following conditions are imposed:

- a. The Applicant must secure all approvals required from all other governmental bodies and agencies having jurisdiction over the matter.
  - b. The development of the site shall be in strict accordance with Exhibit A-1 as herein modified.
  - c. Additional spot elevations must be provided on the plan at the driveway entrance on Clermont Drive.
  - d. Additional landscaping shall also be required, especially in the front of the fence, to better screen the side and rear storage and parking areas. Existing trees shall be saved to the extent possible and shall be replenished to the satisfaction of the Board Engineer.
  - e. Any signs for the premises shall comply with all Zoning and other Ordinances pertaining to signage and its location upon the premises. No variances were sought or granted in this regard.
  - f. The Applicant shall be required to submit an Engineer's Cost Estimate for the site improvements in order to establish construction escrow fees and performance bond amounts. In addition, four signed and sealed sets of Final Plans stamped "Final Construction Plans" must be submitted with the estimate.
  - g. Bumper stops & parking space delineations shall be supplied at the vehicle/equipment side parking area.
  - h. The trailer stored at the rear designated location shall be empty and not itself be used for storage or otherwise.
  - i. The contractor rental unit shall be used for a workshop and inside storage only and customers shall not be allowed at the site with respect to such use.
  - j. There shall be no outside storage of any type not specifically herein allowed and then only in the designated areas shown on the site plan.
4. A copy of this Resolution shall be supplied to the Applicant and filed with the Township Clerk.
  5. A notice of this decision shall be published in the official newspaper of the Municipality by the Secretary of the Zoning Board.

6. This resolution shall take effect immediately subject to compliance by Applicant with the conditions noted above.

Presented by Heaton

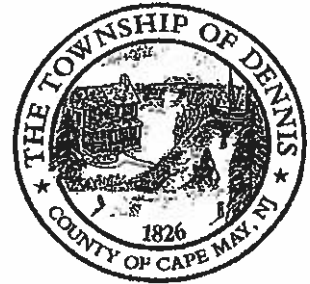
Seconded by McLaughlin

The foregoing Memorializing Resolution was passed by the Zoning Board of the Township of Dennis at a meeting held on May 22, 2002. It memorializes a decision the Board reached at its April 24, 2002 meeting.

Carla A Coffey  
Carla Coffey, Secretary  
Dennis Township Zoning Board  
of Adjustment

TOWNSHIP OF DENNIS  
Tax Assessment Department  
571 Petersburg Road  
P.O. Box 204  
Dennisville, NJ 08214

Phone: (609) 861-9700 ext. 241  
Fax: (609) 861-9719



LEE ANN RUSS, CTA  
Tax Assessor

February 7, 2024

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE WITHIN 200 FEET OF BLOCK 262 LOT 11.14 ACCORDING TO THE OFFICIAL TAX MAP OF DENNIS TOWNSHIP.

ATTEST Lee Ann Russ  
LEE ANN RUSS, CTA

BLOCK 262 LOT 11.14

DN-309, CENTRAL MAIL ROOM  
CAPE MAY COURT HOUSE, NJ 08210

VERIZON COMMUNICATIONS  
% ENGINEERING DEPARTMENT  
10 TANSBORO RD, FL 2  
BERLIN, NJ 08009

SOUTH JERSEY GAS COMPANY  
% JOSEPH SCHNEIDER  
GENERAL MANAGER  
SYSTEM ENGINEERING & PLANNING  
1 SO JERSEY PLAZA  
FOLSOM, NJ 08037

CONECTIV REAL ESTATE DEPARTMENT  
5100 HARDING HIGHWAY, SUITE 399  
MAYS LANDING, NJ 08330-9902

(CONTINUED)

**LEE ANN RUSS, CTA**  
Tax Assessor

**TOWNSHIP OF DENNIS**  
*Tax Assessment Department*  
571 Petersburg Road  
P.O. Box 204  
Dennisville, NJ 08214

Phone: (609) 861-9700 ext. 241  
Fax: (609) 861-9719



PAGE 2  
RE: BLOCK 262 LOT 11.14

COMCAST CABLE  
901 W LEEDS AVENUE  
ABSECON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.  
MANAGER-CORPORATE PROPERTIES  
80 PARK PLAZA, T6B  
NEWARK, NJ 07102

CAPE ATLANTIC SOIL  
CONSERVATION DISTRICT  
ATTN: MICHAEL KENT  
6260 OLD HARDING HIGHWAY  
MAYS LANDING, NJ 08330

Cape May County

VARIANCE REPORT (200 Ft)

0504 Dennis Twp  
02/07/24 Page: 1

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
262 11.07	24 CLERMONT DR	4A	AXIS CLERMONT STORAGE 1 LLC 1 PRESIDENTIAL BLVD #202 BALA CYNWYD, PA	190041019
262 11.08	28 CLERMONT DR	4A	CLERMONT HOLDINGS LLC 28 CLERMONT DR CAPE MAY COURT HOUSE, NJ	082101157
262 11.09	32 CLERMONT DR	4A	PINELAND CONSTRUCTION LLC 300 77TH ST SEA ISLE CITY, NJ	082431278
262 11.12	27 CLERMONT DR	4A	CCR MILLWORK LLC 103 BIRCH DR CAPE MAY COURT HOUSE, NJ	082101644
262 11.13	23 CLERMONT DR	1	BARTNIKAS, VIDMANTAS 20 WINDING WAY CAPE MAY COURT HOUSE, NJ	082101940
262 11.14	19 CLERMONT DR	1	RISKO, PHILIP 36 CLERMONT DR CAPE MAY COURT HOUSE, NJ	082101157
262 11.15	15 CLERMONT DR	4A	JM SEA FUN PROPERTIES LLC 10 CARRIAGE LN CAPE MAY COURT HOUSE, NJ	082102046
262 11.16	11 CLERMONT DR	15P	CLERMONT 11 CONDOMINIUM ASSOC INC 11 CLERMONT DR CAPE MAY COURT HOUSE, NJ	082101263
262 11.16 C-A	11 CLERMONT DR #A	4A	SIDESHORE INC C/O BECKY AVILA 8A SIEGTOWN RD CAPE MAY COURT HOUSE, NJ	082101423
262 11.16 C-B	11 CLERMONT DR #B	4A	SIDESHORE INC % BECKY AVILA 8A SIEGTOWN RD CAPE MAY COURT HOUSE, NJ	082101423
262 11.16 C-C	11 CLERMONT DR #C	4A	BRAM DEVELOPMENT LLC % BECKY AVILA 8A SIEGTOWN RD CAPE MAY COURT HOUSE, NJ	082101423
262 12 QFARM	1970 RT 9 L14Q OB480L11.02	3B	MAIORANA, BETTY 1114 CALLOWHILL RD PERKASIE, PA	189443307
262 14	1980 RT 9 OB480L11.02	3A	MAIORANA, BETTY 1114 CALLOWHILL RD PERKASIE, PA	189443307