

**THE LAW OFFICES OF  
KRISTOPHER J. FACENDA, LLC**

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December 9, 2024

*(Sent Via Email - [jon@ocnjlawyers.com](mailto:jon@ocnjlawyers.com))*

Dennis Township Consolidated Land Use Board  
c/o John Batastini, Esq., Board Solicitor  
571 Petersburg Road  
Dennisville, NJ 08214

**RE: Application of Ronald Walters  
Block 237, Lot 4  
311 Kings Highway**

Dear Chairman and Board Members,

Please be advised that I represent Ronald Walters in connection with certain approvals granted for the above referenced property. Mr. Walters received the approvals memorialized by Resolution CLUB 2024-13 enclosed herewith (the "Resolution"). The purpose of this letter is to request a minor modification to the Resolution. At page 3, bullet point 2, the Resolution requires Mr. Walters to obtain a "Right to Farm approval". Mr. Walters is requesting to change that language from a "Right to Farm approval" to a "farmland assessment".

My client submits that this is a very minor modification and one that does not require public notice. This request is certainly supported by New Jersey law. Under the Municipal Land Use Law (MLUL) of New Jersey, **only** significant changes to a resolution require a public hearing. Significant changes are those that involve the modification or elimination of significant conditions. This change is not significant. The relief remains the relief and this only changes minor language to require farmland assessment rather than Right to Farm approval. There is no change in the developer's plans and no impact on the integrity, transparency and fairness of the land use approval process.

For all of the reasons set forth herein, we would respectfully request that the Board authorize Mr. Batastini to amend the approved resolution and have that amended resolution adopted in due course at the Board's next meeting and earliest convenience.

Of course, we remain available to answer any questions the Board or Mr. Batastini may have. If there are any questions, please do not hesitate to contact me. My contact information is atop this letterhead.

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Page 2

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Thank you very much for your prompt attention to this matter.

Very truly yours,

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By: *Kristopher J. Facenda*

KRISTOPHER J. FACENDA

[kris@facendalaw.com](mailto:kris@facendalaw.com)

KJF/mlh

Enclosure

Cc: Joseph Maffei, P.E. (*via email*)

Ronald Walters (*via email*)

<https://facendalaw.sharepoint.com/sites/FacendaData/Shared Documents/Clients/Walters, Ronald & William/Mat 2 - Dennis twp/Dennis Township Land Use Board re D&R amendment 12 9 24.doc>