

**TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
DENNISVILLE, NJ 08214  
(609) 861-9700 Ext. 229  
JANUARY 23, 2025 – 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 is posted in Township Hall.

**Call to Order**

**Roll Call**

**Applications:**

**OFFSHORE PROPERTY GROUP, LLC – Block 259, Lot 34:** Located on Route 9 in a CVC (Clermont Village Center) zone. Applicant seeking preliminary and final site plan approval, use variance, and any and all waivers and/or approvals necessary to develop the property with self-storage and related office space consisting of three (3) buildings of 6,880 square feet for a total of 20,400 square feet, with each building consisting of four (4) units, two (2) of which will be 2,200 square feet of self-storage and office space and the other two (2) being 1,200 square feet of self-storage only.

**KAREN EDWARDS, EXECUTRIX OF THE ESTATE OF BETTY RATCLIFFE MAIORANA – Block 262, Lot 14:** Located on Route 9 in a CVR (Clermont Village Residential) zone. Applicant seeking minor subdivision to create two (2) lots. Proposed Lot 14.01 will be approximately 10.667 acres and proposed Lot 14.02 will be approximately 2 acres. Applicant proposes to create an ingress/egress easement over proposed Lot 14.02 for the benefit of proposed Lot 14.02 and existing Lot 12. There is currently an existing private lane utilized for this purpose.

**I & H BUILDERS – Block 226, Lot 20:** Located on Route 9 in a R3 (Residential) zone. Applicant seeking to construct a single family dwelling on an existing undersized lot. Bulk variances from R-3 zoning requirements (lot area, lot frontage, lot width, lot depth, front, side and rear yard setback, building coverage and impervious coverage).  
**(Postponed)**

**Other Business:**

**Correspondence:**

**Discussion:**

**Resolutions:** Walters – Block 237, Lot 4

**Minutes:** December 19, 2024

**Bills:**

Adjourn