

DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD

Regular Meeting – December 19, 2024 – 7:00 p.m. (Meeting began at 7:26 p.m. due to Zoom issues.)

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

Applications:

WALTERS, RONALD – Block 237, Lot 4: Request to amend Resolution.

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. (Postponed)

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. (Postponed)

Walsh – call meeting to order at 7:26 p.m.

Roll call –

Walsh – advise of applications that have been postponed.

Walsh – Walters application

Kris Facenda, Esquire – attorney for applicant – Resolution adopted earlier this year; in 2 spots referred to “right to farm act,” but meant to obtain a farmland assessment. Now requesting to amend the language in the Resolution in those 2 spots to the correct terminology.

Batastini – advise members who will be voting on this matter; administer oath to Joe Maffei and ask him to explain the difference in terminology.

Maffei – explain difference, farmland assessment is done to make farming more economical with a break in taxes. Applicant actually falls under both.

Facenda – further explanation.

Batastini – need to be identified.

Facenda – explained difference in more detail.

Batastini – has some knowledge as to right to farm act – can explain difference if requested by Board – originally asked for Walters to be a farm; may not have understood what he was saying; already qualified as a farm.

Walsh – what is difference?

Batastini – right to farm requires nothing stricter, if certain criteria is met it allows better protection, such as having weddings. Once an applicant gets to status get more protection including planning board jurisdiction not applying. He is a farmer and can farm. If he wants greater protection from neighbors, noise, etc. must go to the next step.

Walsh – any questions?

Batastini – ask if Fralinger has any comments, etc.

Fralinger – nothing to add, prepared report and applicant has complied.

Batastini - open to public, none, close public portion.

Batastini – form of resolution to replace wording and identify the revision as not being a material change.

McEvoy – motion to approve.

Cowan – second.

Roll call - all voting members in favor (5 affirmative votes) – motion passes.

Walsh – bills, read into record.

McEvoy – motion to pay bills.

Cowan – second.

Batastini – advise that there is an additional bill on the updated agenda for him regarding the Pierson litigation.

Walsh – advised that he was reading from the wrong agenda – re-read the list of bills.

McEvoy – motion to pay bills (correct list).

Cowan – second.

Roll call – all members in favor.

Batastini – advised that the Board will need a closed session at the January meeting to discuss litigation.

No further business.

Meeting adjourned at 7:44 p.m.