

**TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE BOARD
571 PETERSBURG ROAD
PO BOX 204
DENNISVILLE, NJ 08214
609-861-9700 Ext. 229
MAY 22, 2025
7:00PM.
AGENDA**

The notice requirement provided for in the “Open Public Meetings Act” has been satisfied. Notice of this meeting was published in a meeting notice in the Cape May County Herald and is posted in Township Hall.

Call to Order

Roll Call

Applications:

DENNIS 47 DEVELOPERS, LLC – Block 64, Lot 30: Located on Route 47 in a VC (Village Commercial) zone. Applicant seeking a four (4) year extension of the period of zoning protection pursuant to N.J.S.A. 40:55D-52(a) and (d) for property located at 1089 Route 47, Dennisville.

COLLINSON, WAYNE & PATRICIA – Block 97, Lot 74.01: Located on Route 83 in a R-3 (Residential) zone. Applicant proposes to subdivide the existing Lot 74.01 into two (2) newly-created lots for development. Proposed Lot 74.01 will continue to contain all existing improvements on the property. Proposed Lot 74.03 will be subdivided as a vacant parcel that meets all of the bulk/area requirements of the R-3 Zoning District and which will be utilized for future residential development. Applicant requires the issuance of variance relief for continued use of a pre-existing non-conforming residential garage that contains living quarters on the existing Lot 74.01.

SAVKOV, NICOLE – Block 96, Lot 36.01: Located on Route 83 in a VR (Village Residential) zone. Applicant is seeking to convert an existing farm property into a mixed-use retail/workshop, specifically through converting the existing 8,813 square foot barn into a retail and workshop space, converting the existing commercial building to a home office, and the existing 863 square foot barn into a storage space. The conversion of the 8,813 square foot barn is intended to be converted into 4,800 square feet of retail space with the remainder of the building being used as workshop space. (Adjourned)

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). (Continued from April 24, 2025.)

Other Business:

Correspondence:

Discussion: Hawks Ridge Lane – Subdivision/Deed Restriction

Resolutions:

Minutes: April 24, 2025

Bills:

Batastini:

Monthly review of Agenda; review of minutes
and monthly attendance \$ 500.00

Batastini Total: \$ 500.00

Fralinger:

I & H Builders – Variance Review \$ 95.00

Savkov, Nicole – Site Plan and Variance Review \$ 712.50

HRD Holdings (Block 121, Lots 21.01, 21.02 & 22) \$ 868.50

Offshore Property Group, LLC/Site Plan Review with
Use Variance \$ 618.00

Fralinger Total: \$2,294.00

Total Bills \$2,794.00

Adjourn