

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: Wayne & Patricia Collinson

Applicant's Mailing Address: 1266 N.J.S.H. Route 83, Cape May Court House, New Jersey 08210

*Applicant's E mail Address: wrc112259@hotmail.com

Phone Number (Home): (609) 780-7736 (Work): N/A

Owner's Name: Wayne & Patricia Collinson

Owner's Mailing Address: 1266 N.J.S.H. Route 83, Cape May Court House, 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: Not Applicable.

Name: _____ Name: _____
Address: _____ Address: _____

Name: _____ Name: _____
Address: _____ Address: _____

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

Location of Premises: 1266 N.J.S.H. Route 83, Cape May Court House, New Jersey 08210 (Street address)

Block(s): 97 Lot(s): 74.01 Zone: R-3 Zoning District

B. Description the application: 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.

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))
- X _____ Use Variance (N.J.S.A. 40:55D070d)

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

- (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 subdivide existing Lot 74.01 into two (2) newly-created lots.

1) Said property is: 67.75 acres (Give dimensions and area) and has the following structures: Residential dwelling, bars, and accessory sheds/outbuildings.

2) **Size and setbacks of existing building:** Please see attached Plan of Minor Subdivision submitted with this application.

Width of building: _____ Length of building: _____

Height: _____ Stories: _____

Front: _____ Rear: _____

Side: _____ Side: _____

% Building Coverage: _____ % Impervious Surface Coverage: _____

3) **Size and setbacks of proposed building and/or addition:** Please see attached Plan of Minor Subdivision submitted with this application.

Width of building: _____ Length of building: _____

Height: _____ Stories: _____

Front: _____ Rear: _____

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

Side: __ Side: __

% Building Coverage: __ % Impervious Surface Coverage: _____

4) Date property acquired and prevailing zoning at time of acquisition: September 18, 2020. Zoning at the time of acquisition is the same as current zoning standards.

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 X

"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 submittee.

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

6) When variance approvals are requested: **Not Applicable.**

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): **Not applicable as no new construction is proposed.**

Present use of existing building(s) and premises: **Residential dwelling with accessory barns and outbuildings.**

Describe any deed restrictions affecting this property: **Deed restriction attached herewith.**

Existing and proposed number of dwelling units: **One (1) existing dwelling on Proposed Lot 74.01.**

Existing and proposed square footage of professional office: **Not applicable.**

Existing and proposed gross floor area: **Please see attached Plan of Minor Subdivision.**

Existing and proposed parking spaces: **Please see attached Plan of Minor Subdivision.**

Existing and proposed number of lots: **One (1) currently existing lot and two (2) newly-proposed lots.**

Portion of lot being subdivided: **Three (3) acres.**

Purpose for which lots will be utilized: **Residential Development.**

A photograph(s) of the land and building(s) involved in the application. **Please see attached.**

Names, addresses and E-mail of all expert witnesses proposed to be used: **William F. Seaman, P.L.S., 522 Sea Isle Boulevard, Ocean View, New Jersey 08230.**

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. **Please see attached Plan of Minor Subdivision.**

EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
LOT SIZE:			
Lot Area			
Lot Frontage			
Lot Width			
Lot Depth			

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

PRINCIPAL BUILDING

Side Yard, each

Front Yard

Rear Yard

Building Height

ACCESSORY BUILDING

Side Yard, each

Rear Yard

Distance to
Other Buildings

Building Height

MAXIMUM COVERAGE

Principal Building %

Accessory Building %

GROSS FLOOR AREA

Principal Building

Accessory Building

EXISTING
CONDITION

REQUIRED BY
ORDINANCE

PROPOSED

VARIANCE
REQUIRED
YES/NO

PARKING
No. of Spaces

SIGNS
Size

Number

Type (free standing
or building mounted)

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

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. **Not to Applicant's knowledge and/or belief.**

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 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;

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

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

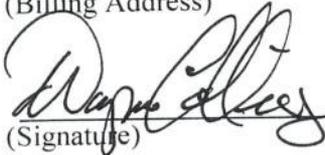
.....
I have read Section 98-1 et seq. and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the Township will also charge reasonable attorney's fees for the collection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

Please Print Clearly

Wayne Collinson & Patricia Collinson
(Name)

(609) 780-7736
(Daytime Phone)

1266 N.J.S.H. Route 83, Cape May Court House, New Jersey 08210
(Billing Address)

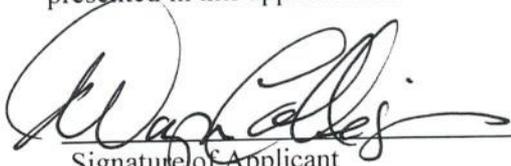
 
(Signature)

4/7/25
(Date)

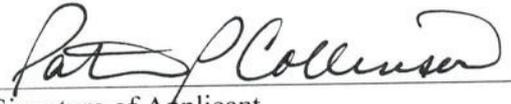
Note: The application will be deemed **incomplete** if all information above is not fully completed.

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

Wayne Collinson & Patricia Collinson being duly sworn according to law hereby certifies that the information presented in this application is true and accurate.



Signature of Applicant



Signature of Applicant

The foregoing application is hereby consented to this 7th day of ~~March~~ ^{April}, 2025.



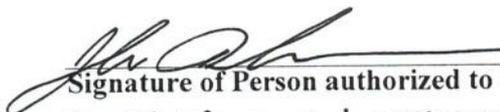
(Signature of property owner)

1266 N.J.S.H. Route 83, Cape May Court House, New Jersey 08210
(Address)

(609) 780-7736
(Telephone Number)

Sworn and subscribed before me:

This 7th day of ~~March~~ ^{April}, 2025.



Signature of Person authorized to take oaths - Notary
Bar Identification Number: 121372014

Application Checklists

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: Wayne & Patricia Collinson
NAME OF OWNER: Wayne & Patricia Collinson
NAME OF PROFESSIONAL(S): John P. Amenhauser, Esquire

Required Documents

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

PART IV

PLAT REQUIREMENTS
MINOR SUBDIVISION PER CHAPTER 165

NAME OF APPLICANT: Wayne & Patricia Collinson

NAME OF OWNER: Wayne & Patricia Collinson

BLOCK: 97 LOT: 74.01 ADDRESS: 1266 N.J.S.H. Route 83, Cape May Court House, NJ 08210

a. *General Requirements.* The plat for a minor subdivision shall be drawn at a scale of not less than twenty feet (20') to the inch, 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. All dimensions, both linear and angular, of the exterior boundaries of the subdivision, all lots and lands reserved or dedicated for public use shall balance and their descriptions shall close within a limit of error of not more than one (1) part in ten thousand (10,000).

2. The minor subdivision 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 subdivider and prepared or recertified not more than twelve (12) months prior to the date of application.

3. All topographical data on-site and within twenty-five feet (25') of the site. Contours shall be shown at one foot (1') intervals throughout.

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

1. Title to read "Minor Subdivision."

2. Name of the subdivision, if any.

3. Date (of original and all revisions).

4. Name, signature, address and license number of the land surveyor who prepared the map and made the survey (the plat shall bear the embossed seal of said land surveyor).

c. *Detailed Information.*

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

2. The names of all owners of and property lines of parcels within two hundred feet (200') of the land to be subdivided 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. Tax map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest Township Tax Map, the date of which shall also be shown.
4. Acreage of the tract being subdivided to the nearest hundredths of an acre.
5. Names and addresses of owner and subdivider so designated.
6. All zone district boundaries, Township borders, existing public easements, tax map lot and block numbers, 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 subdivision.
7. All existing structures, with an indication of those which are to be destroyed or removed, and the front, rear and side yard dimensions of those to remain, referenced to proposed lot lines.
8. All proposed public easements or rights-of-way and the purposes thereof.
9. The existing systems of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage (where required by the Board or Township Engineer).
10. All proposed lot lines and the areas of all lots in square feet. The areas and dimensions specified shall be shown to the nearest hundredth of a square foot or hundredth of a linear foot.
11. North arrow.
12. Written and graphic scales.
13. 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 a 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.
14. Proposed lot and block numbers assigned by the Township Tax Assessor in accordance with the digitized lot numbering system specifications promulgated by the New Jersey Division of Taxation.
15. Such other information as the Board and/or Township Engineer may require or request during the review of the application for classification and approval as a minor subdivision.
16. In those instances where the minor subdivision application requires variance approval pursuant to N.J.S.A. 40:55D-70c, floor plans, elevation drawings and plot plans for each lot and structure depicting building and yard dimensions, architectural details, fenestration and building materials.
- d. County Planning Board (if located on County Road) N/A.
- e. Sewerage Service Availability N/A.

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: Wayne & Patricia Collinson

NAME OF OWNER: Wayne & Patricia Collinson

BLOCK: 97 LOT: 74.01 ADDRESS: 1266 N.J.S.H. Route 83, Cape May Court House, NJ 08210

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." Waiver

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. ✓
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. ✓
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. ✓
6. All proposed private and public easements or rights-of-way and the purposes thereof. ✓
7. North arrow. ✓
8. Written and graphic scales. ✓
9. All required endorsements or certifications and space for the appropriate signatures. ✓
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 a 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. ✓
11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application. ✓

Application Publication
Notice

PLEASE TAKE NOTICE that on **Thursday, May 22, 2025, at 7:00 pm**, a hearing will be held via video conference before the **Dennis Township Consolidated Land Use Board** in the matter of the application by Wayne & Patricia Collinson regarding the property located at 1266 N.J.S.H. Route 83, Cape May Court House, New Jersey 08210, Block 97, Lot 74.01. The Applicants seek to subdivide the existing property into two (2) newly-created lots, each of which will meet all of the bulk/area requirements of the R-3 Zoning District of the Township of Dennis. Applicant does require variance relief pursuant to N.J.S.A. 40:55-70(d) in order to continue to utilize a pre-existing, non-conforming, residential living area above an accessory garage on the existing Lot 74.01. The Applicants also seek any other variances, approval, and/or waivers required by the Dennis Township Consolidated Land Use Board in order to obtain necessary and required approvals to permit the proposed development.

There shall be no in-person attendance at the hearing by the applicant, the Board or the public. Maps and other documents relating to this matter shall be available at least ten (10) days prior to the meeting date for inspection. The maps and other documents relating to this matter shall be posted for public review on the Dennis Township Consolidated Land Use webpage located at <https://dennistwp.org/consolidated-land-use/> free of charge. Any Members of the public experiencing difficulty accessing the free online material are advised to contact the Board Secretary at **(609) 861-9700 ext. 229** to arrange for review of a hard copy of the plans and application materials.

All parties to the hearing, including the public, must no less than two days in advance of the meeting, provide to the Board Secretary any additional documents or exhibits to be presented at the hearing. These additional documents and exhibits shall be individually labeled by the submitting party as an exhibit and the Board Secretary shall post the labeled exhibits prior to and for the video meeting. Please contact the Board Secretary at **(609) 861-9700 ext. 229** to arrange delivery options of the Exhibits and to advise the Board Secretary of your anticipated participation.

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL ONLINE MEETING:

In order to participate in this hearing including the opportunity to comment, the following options are available:

- Dial in via phone at **1-929-205-6099** or **1-301-715-8592** and enter **Meeting ID: 732 207 0000** and **Password: 737811** for voice connection; or
- Type in the following link on the internet browser of your desktop computer or laptop: <https://us02web.zoom.us/j/88276766069?pwd=WHBRRGlzMnh2aVBYSXk4S09QZkNUQT09> at the date and time above for video or audio access. You may join the meeting through your internet browser or download the application to your computer; or
- For Smart Phones download the "Zoom" application. Open the app and enter **Meeting ID: 732 207 0000** in the search bar and enter your full name and **Password: 737811** when prompted; or
- Visit the Dennis Township Consolidated Land Use Board's website at www.dennistwp.org <https://dennistwp.org/consolidated-land-use> an click on the zoom meeting link.

Prior to the hearing, you are encouraged to review the instructions to participate through your choice of electronic attendance. The plans, application and applicable documents for the hearing are posted on the internet at <https://dennistwp.org/consolidated-land-use/>.

Variance Narrative

Wayne & Patricia Collinson

Application for Use Variance Relief & Minor Subdivision Approval

1266 N.J.S.H. Route 83, Cape May Court House, New Jersey 08210

Block: 97, Lot 74.01, on Official Tax Map of Township of Dennis

Narrative for Request Variance Relief:

Applicant requests variance relief pursuant to N.J.S.A. 40:55D-70(d)(2) as the Applicant's proposed subdivision of the existing Lot 74.01 into two (2) newly-created lots result in the expansion of a pre-existing non-conforming condition pertaining to residential living quarters in an accessory garage which will exist on a smaller lot should this application be approved.

As is noted in the application provided herewith, all the bulk/area requirements of the R-3 Zoning District will be met through the proposed subdivision of the existing property and the only variance relief that is sought pertains to a pre-existing non-conforming condition that will be permitted to continue to exist regardless of whether the pending application is approved by the Consolidated Land Use Board of the Township of Dennis.

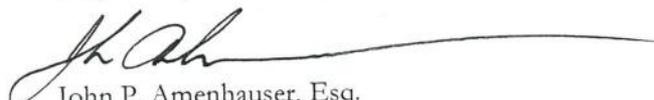
The property is particularly suited for the proposed development as the buildings and uses on site already exist and the size and location of the proposed Lot 74.01, although being decreased in size by 3 acres to accommodate the newly-created Lot 74.03, is still more than sufficient in size to handle the intensity of the present uses of the property. Furthermore, the proposed development of the Property does not amount to overdevelopment as all required lot and building coverage requirements are met without the need for variance relief, as are all other bulk requirements in the R-3 Zoning District.

Applicant's proposal also promotes the purposes of the New Jersey Municipal Land Use Law, particularly N.J.S.A. 40:55D-2(g) by providing 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. Additional purposes of zoning will be provided by the Applicant's professional engineer on the record at the time of the hearing on this application for variance relief and site plan approval.

Applicant's requested relief can be granted without substantial detriment to the public good and the zone plan and zoning ordinance of the Township of Dennis as the proposed development, although requiring the granting of a (d)(2) variance, would meet all of the bulk requirements of the R-3 Zoning District and will not negatively impact any of the surrounding property owners based upon the more than sufficient setbacks and minimal coverage area proposed through this application.

Based on all the above-stated reasons, the Applicant respectfully requests that the proposed variance relief that has been requested through this application be granted by the Dennis Township Consolidated Land Use Board.

Respectfully Submitted,


John P. Amenhauser, Esq.

Deed Restriction

Prepared by:

LOUIS C. DWYER, JR., ESQUIRE

DEED OF CORRECTION

This Deed is made on November 28, 1998;

BETWEEN: LAWRENCE G. STEVENS and JANET E. STEVENS, his wife P. O. Box 400 South Dennis, New Jersey 08245

referred to as "Grantor";

AND: LAWRENCE G. STEVENS and JANET E. STEVENS, his wife P. O. Box 400 South Dennis, New Jersey 08245

referred to as "Grantee".

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of ONE (\$1.00) DOLLAR

The Grantor acknowledges receipt of this money.

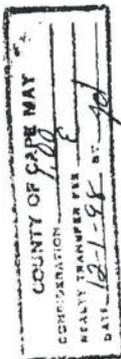
TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of DENNIS TOWNSHIP

Block No. 97 Lot No. 62 A/K/A:

Account No.

PROPERTY. The property consists of the land and all buildings and structures on the land in the TOWNSHIP OF DENNIS, County of Cape May and State of New Jersey. The legal description is:

BEGINNING at a point in the Northeasterly right of way line of New Jersey State Highway Route #83 (80 feet wide and as per the New Jersey State Highway Department General Property Key Map, Route 49, Section 1, South Dennis to Clermont, dated April 1928 and filed in the Cape May County Clerk's Office on January 23, 1930), said point being distant 654.15 feet as measured North 58 degrees 38 minutes 40 seconds West along the said line of Route #83 from its intersection with the Northwesterly right-of-way line of the Atlantic City Electric Co. (50 feet wide and formerly being the Cape May Branch of the P.R.R.), said beginning point also being the Westerly corner of Lot 64, Block 97, and running thence, (1) North 58 degrees 38 minutes 40 seconds West along the said line of Route #83, a distance of 938.37 feet to the point of tangency in the Northeasterly right-of-way line of New Jersey State Highway Route #83 (80 feet wide), said point of tangency being known as P. T. Station 129 + 99.41 on the aforementioned plan, thence; (2) Northwesterly along the curved Northeasterly line of said Route #83, said curve bearing to the left having a radius of 5769.65 feet, an arc distance of 318.88 feet with a delta angle of 03 degrees 10 minutes 00 seconds to a pin and cap found at the Southerly corner of Lot 74



DB2782P0847

Block 97 (lands of Lawrence G. Stevens and Janet E. Stevens, his wife, as surveyed by Alvin C. Herman Associates, Inc., dated March 3, 1987); thence (3) North 32 degrees 54 minutes 41 seconds East along the Southeasterly line of said Lot 74, a distance of 1057.09 feet to a concrete monument found at the Easterly corner of said Lot 74; thence (4) South 50 degrees 13 minutes 30 seconds East along the Northeasterly line of Lot 62, Block 97, a distance of 1119.78 feet to a point in the Northerly corner of lot 63, Block 97, as surveyed and subdivided by O. M. Corson and Son and filed in the Cape May County Clerk's Office on October 26, 1979 as filed Map #1946, thence (5) South 47 degrees 49 minutes 27 seconds East along the Northeasterly line of said subdivision a distance of 293.04 feet to a pin and cap found at the Northerly corner of Lot 64, Block 97, thence; (6) South 43 degrees 35 minutes 59 seconds West along the Northwesterly line of Lot 64, Block 97, a distance of 745.85 feet to an angle point in the same, thence; (7) South 36 degrees 29 minutes 00 seconds West still along the said line of Lot 64, a distance of 100.44 feet to the point and place of beginning.

CONTAINING 28.889 acres and being in accordance with a plan of survey prepared by Robert W. Smith, Jr. & Associates, dated September 22, 1993, and revised September 28, 1993.

AS TO LOT 63 being the same land and premises which Michael E. Krzyzanowski and Carol A. Krzyzanowski, husband and wife by Deed dated July 30, 1993 and recorded August 2, 1993 in the Office of the Clerk of Cape May County in Deed Book 2379 page 55, granted and conveyed unto Lawrence G. Stevens and Janet E. Stevens, his wife, the within named Grantors in fee.

AS TO Lot 62 being the sand land and premises which numerous Grantors by Quit Claim Deeds granted and conveyed unto Lawrence G. Stevens and Janet E. Stevens, his wife, the within named Grantors in fee.

UNDER AND SUBJECT to the following Restriction: Old Lot 62 shall be restricted from development of any kind, except for drainage and utility easements and being preserved in their natural state, except for cutting of trails for horseback or walking trails. This restriction is imposed in favor of the Township of Dennis and shall run with the lands and be binding upon the heirs and assigns of the Grantors herein. Said Restriction Description is described as follows:

"Old" Tax Lot 62, Block 97

BEGINNING at a point in the Northeasterly right-of-way line of New Jersey State Highway Route #83 (80 feet wide and as per the New Jersey State Highway Department General Property Key Map, Route 49, Section 1, South Dennis to Clermont dated April 1928 and filed in the Cape May County Clerk's Office on January 23, 1930), said point being distant 854.15 feet as measured North 58 degrees 38 minutes 40 seconds West along said line of Route #83 from its intersection with the Northwesterly right-of-way line of the Atlantic City Electric Co. (50 feet wide and formerly being the Cape May Branch of the P.R.R.) said beginning point also being the Westerly corner of Lot 64, Block 97 and running, thence; (1) North 58 degrees, 38 minutes, 40 seconds West along the said line of Route #83, a distance of 738.37 feet to the point of tangency in the Northeasterly right-of-way line of New Jersey State Highway Route #83 (80 feet wide), said point of tangency being known as P. T. Station 129 + 99.41 on the aforementioned plan, thence; (2) Northwesterly along the curved Northeasterly line of said Route #83, said curve bearing to the left having a radius of 5769.65 feet, an arc distance of 318.88 feet with a delta angle of 03 degrees, 10 minutes, 00 seconds to a pin and cap found at the Southerly corner of Lot 74, Block 97 (lands of Lawrence S. Stevens and Janet E. Stevens, his wife as surveyed by Alvin C. Herman Associates, Inc. dated March 3, 1987), thence; (3) North 32 degrees, 54 minutes, 41 seconds East along the Southeasterly line of said Lot 74, a distance of 1057.09 feet to a concrete monument found at the Easterly corner of said Lot 74, thence; (4) South 50 degrees, 13

DB2782P0848

minutes, 30 seconds East, along the Northeasterly line of Lot 62, Block 97 a distance of 1119.78 feet to a point in the Northerly corner of Lot 63, Block 97, as surveyed and subdivided by O. M. Corosn & Son and filed in the Cape May County Clerk's Office on October 26, 1979 as filed Map #1946, thence; (5) South 36 degrees, 29 minutes 00 seconds West, along "old" tax Lot 64, a distance of 887.48 feet to the point and place of beginning.

CONTAINING 24.122 acres and being in accordance with a plan of survey prepared by Robert W. Smith, Jr. & Associates, dated September 22, 1993.

THE PURPOSE of this Deed is to correct Deed dated September 8, 1995 from Lawrence G. Stevens and Janet E. Stevens, his wife to themselves, recorded September 13, 1995 in Deed Book 2622 page 256 in the Office of the Clerk of Cape May County. Said Deed erroneously states Lot 67 is to be restricted, whereas "OLD" Lot 62 is the Lot to be restricted.

DB2782P0850

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF CAPE MAY

SS.

FOR RECORDER'S USE ONLY			
Consideration \$	1.00		
Realty Transfer Fee \$			
Date	12-1-98	By	jd

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE

(See Instructions #3, 4 and 5 on reverse side.)

Deponent LAWRENCE G. STEVENS
(Name)

, being duly sworn according to law upon his/her oath

deposes and says that he/she is the GRANTOR
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated 11-28-98

transferring real property identified as Block No. 97

Lot No. 62

located at Route 83 South Dennis, Dennis Township, Cape May County, New Jersey
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION

(See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(a) Consideration is less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN AP-PROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A) SENIOR CITIZEN (See Instruction #8.)
 Grantor(s) 62 yrs. of age or over. *
 One- or two-family residential premises.

Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.

B) BLIND (See Instruction #8.)
 Grantor(s) legally blind. *
 One- or two-family residential premises.
 Owned and occupied by grantor(s) at time of Sale.
 No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8.)
 Grantor(s) permanently and totally disabled. *
 One- or two-family residential premises.
 Receiving disability payments.
 Owned and occupied by grantor(s) at time of sale.
 Not gainfully employed.
No joint owners other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
 Affordable According to HUD Standards.
 Meets Income Requirements of Region.

Reserved for Occupancy.
 Subject to Resale Controls.

D) NEW CONSTRUCTION (See Instruction #9.)
 Entirely new improvement.
 Not previously used for any purpose.

Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 28
day of November, 1998

Teresa Jennings
TERESA M. JENNINGS
Notary Public of New Jersey
My Commission Expires September 3, 2002

Lawrence G. Stevens
Name of Deponent (sign above line)
P. O. Box 400
South Dennis, NJ 08245
Address of Deponent

LAWRENCE G. STEVENS
Name of Grantor (type above line)
P. O. Box 400
South Dennis, NJ 08245
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number		County	
Deed Number		Book	
Deed Dated		Date Recorded	

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow Copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - Pink Copy is your file copy.

DB2782P0849

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

UNDER AND SUBJECT TO covenants, conditions, reservations and restrictions as in prior deeds of record.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "Covenant as to Grantor's Acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES. The Grantors sign this Deed as of the date at the top of the first page.

WITNESSED BY:

Lynna Jennings
Lynna Jennings

Lawrence G. Stevens
LAWRENCE G. STEVENS
Janet E. Stevens
JANET E. STEVENS

STATE OF NEW JERSEY, COUNTY OF CAPE MAY, SS:

I CERTIFY that on 11-28, 1998, LAWRENCE G. STEVENS and JANET E. STEVENS personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 1.00 as full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Lynna Jennings
TERESA M. JENNINGS
Notary Public of New Jersey
My Commission Expires September 3, 2002

0B2782P0851

**DEED OF
CORRECTION**

Dated: *November 28, 1998*

LAWRENCE G. STEVENS and
JANET E. STEVENS, his wife

Record and return to:

Grantor(s)

to

LAWRENCE G. STEVENS and
JANET E. STEVENS, his wife

CORINO & DWYER
PO BOX 849
WILDWOOD NJ 08260



Grantee(s)

[Faint, illegible stamp]
NOV 28 1998
REC'D - 1 PM 2:15
CORINO & DWYER

5L41808
R031475
DB2782P0852

fl
6/9
12-98