

**TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE BOARD
571 PETERSBURG ROAD
PO BOX 204
DENNISVILLE, NJ 08214
609-861-9700 Ext. 229
JUNE 26, 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:

BARRY, THOMAS L. AND SALLY M. – Block 96, Lot 1: Located on Route 83 in a VC (Village Commercial) zone. Applicants previously received site plan and variance approval for this property and is now seeking an amended use variance for the mixed-use building only.

HAVENS, AMY – Block 67, Lot 37.02: Located on Petersburg Road in PV (Pinelands Village) zone. Applicant is seeking a use variance and hardship variance to install a 370 square foot (20’ X 18.5’) garage/storage shed on an existing concrete pad. Also proposed is an additional 60 square foot concrete pad to match the dimensions required for the garage.

RIXON REALTY – Block 226, Lot 9: Located on Woodbine-Ocean View Road in an R3 (Residential) zone. Applicant is seeking to construct a one-story single-family dwelling and associated driveway on an existing undersized lot. Bulk variances from the R-3 zoning requirements (lot area, size, depth, front, and height). **(adjourned)**

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.

WES, PAIGE, FORD, LLC – Block 225.01, Lot 8.10: Located on Stoney Court in Business (B) zone. Applicant is seeking a use variance for principal structure, as well as preliminary and final major site plan approval, to construct a 13,600 square foot gymnastics building, 5,000 square foot contractor storage building and associated parking lots on the project site. **(adjourned)**

PM POOLS AND SPA, LLC – Block 81.01, Lot 3.01: Located on Route 47 in a VC (Village Commercial) zone. Pursuant to Resolution #2025-08, the applicant was granted a minor subdivision and a use variance and is now seeking site plan approval to construct a retail and office/warehouse space for its pool business.

Other Business:

Correspondence:

Discussion: Proposed ordinances enacting recommendations in the Master Plan Re-examination Report.

Resolutions: Dennis 47 Developers. LLC – Block 64, Lot 30
Collinson, Wayne & Patricia – Block 97, Lot 74.01
I & H Builders – Block 226, Lot 20

Minutes: May 22, 2025

Bills:

Batastini:

Dennis 47 Developers, LLC – Preparation of Resolution For Extension	\$ 125.00	
Collinson, Wayne & Patricia –		
- Review of Application; review of Engineer’s Report; review of Ordinances	\$ 225.00	
-Preparation of Resolution	\$ 150.00	
I & H Builders – Review of Application; review of Engineer’s Report; review of Ordinances	\$ 225.00	
Monthly review of Agenda; review of minutes and monthly attendance	\$ 500.00	
Batastini Total:		\$ 1,225.00

Fralinger:

Dennis 47 Developers, LLC – Wawa Site Plan/Use Variance Review	\$ 95.00	
Collinson – Variance Review	\$ 617.50	

I & H Builders - Variance Review	\$ 190.00	
Seaboard Storage, LLC – Site Plan Variance Review	\$ 95.00	
Edwards – Minor Subdivision Review	\$ 190.00	
Fralinger Total:		<u>\$1,187.50</u>
Total Bills		\$2,412.50

Adjourn