

**TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE BOARD
571 PETERSBURG ROAD
PO BOX 204
DENNISVILLE, NJ 08214
609-861-9700 Ext. 229
JULY 24, 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:

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. **(postponed)**

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). **(postponed)**

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.

OLSON, ALEXIS - Block 260, Lot 2: Located on Kings Highway in a CVC (Clermont Village Center) zone. Applicant is seeking site plan approval with variances for a sign and parking to convert an existing single family home to a 1 story, 1 seat salon.

WARREN, ROBERT AND SOMERS, KIMBERLY – Block 237, Lot 7: Located on Route 9 in Ocean View in a R3 (Residential) zone. Applicant is seeking a use variance to tear down the existing barn and to erect a new barn with a second floor, consisting of an in-law apartment.

Other Business:

Correspondence:

- Discussion:** 1. Proposed ordinances enacting recommendations in the Master Plan Re-examination Report.
2. Correspondence regarding proposed Clermont Lodge.

Resolutions: Barry, Thomas L. and Sally M.– Block 96, Lot 1
Savkov, Nicole – Block 96, Lot 36.01
PM Pools and Spa, LLC – Block 81.01, Lot 3.01
I & H Builders – Block 226, Lot 20

Minutes: June 26, 2025

Bills:

Batastini:

Monthly review of Agenda; review of minutes and monthly attendance	\$ 500.00	
Barry, Thomas and Sally – - Review of Application; review of Engineer’s report; review of Ordinances; preparation of Resolution	\$ 375.00	
I & H Builders – Preparation of Resolution	\$ 150.00	
Savkov, Nicole – Review of Application; review of Engineer’s Report; review of Ordinances; preparation of Resolution	\$ 375.00	
Batastini Total:		\$1,400.00

Fralinger:

Barry, Thomas and Sally -Major Site Plan Use Variance Review	\$ 332.50	
Martek Marine Electronics/Site Plan Review	\$ 416.50	
PM Pools and Spa, LLC – Site Plan and Subdivision Review	\$1,045.00	
Savkov, Nicole – Site Plan Use Variance Review	\$ 522.50	

Wes, Paige, Ford, LLC c/o Shaun Andrews – Site Plan Review	\$ 142.50	
Wawa, Inc. – Minor Site Plan Review	\$ 499.00	
Havens, Amy – Variance Review	\$ 427.50	
Fralinger Total:		<u>\$3,385.50</u>
Total Bills		\$4,785.50

Adjourn