

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 Alexis Olson
Applicant's Mailing Address: 8 Brian Avenue, Egg Harbor Township 08234
*Applicant's E mail Address c/o rsandman@mcdpclaw.com; dhillegass@mcdpclaw.com
Phone Number (Home) c/o (609) 463-4601 (Work) _____
Owner's Name Kayla M. Olson
Owner's Mailing Address 109 Kings Hwy, Cape May Court House, NJ 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:

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 109 Kings Hwy (Street address)

Block(s) 260 Lot(s) 2 Zone CVC

B. Description the application: Applicant is seeking to convert existing single family home to a 1 story, 1 seat hair salon.

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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))
- Use Variance (N.J.S.A. 40:55D070d)
 - (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 (erect, alter convert, use) a single-family home into a 1 seat hair salon
 91 x 124.7

1) Said property is: 11,235 sf (Give dimensions and area)
 and has the following structures: 1

2) Size and setbacks of **existing** building:

Width of building: _____ Length of building: _____

Height: <30' Stories: 1

Front: Rear: 59.8'
Kings Hwy -44.8'
Route 83 - 25.2'

Side: 31.1' Side: 31.1'

% Building Coverage: 6.34% % Impervious Surface Coverage: 20.61%

3) Size and setbacks of **proposed** building and/or addition:

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Width of building: _____ Length of building: _____

Height: <30' Stories: 1

Front: ^{Kings Hwy - 44.8'}_{Route 83 - 25.2'} Rear: 59.8'

Side: 31.1' Side: 31.1'

% Building Coverage: 6.34% % Impervious Surface Coverage: 26.59%

4) Date property acquired and prevailing zoning at time of acquisition: October 25, 2022; CVC District

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 ✓

"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 submitted"

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PRINCIPAL BUILDING

Side Yard, each	30'	31.1'	No
Front Yard	Kings Hgwy: 0' min, 8' max Route 83: 0' min, 4 max	Kings Hgwy: 44.8' Route 83: 25.2'	No*
Rear Yard	55'	59.8'	No
Building Height	30'	<30'	No

ACCESSORY BUILDING

Side Yard, each

Rear Yard

Distance to
Other Buildings

Building Height

MAXIMUM COVERAGE

Principal Building %	35%	6.34%	No
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Accessory Building %

GROSS FLOOR AREA N/A

Principal Building

Accessory Building

EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
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PARKING No. of Spaces	3	3	No
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SIGNS Size	12'	7'	
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Number	Not permitted	1	Yes
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Type (free standing or building mounted)		Free standing	
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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.

N/A

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

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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; 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.

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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

Alexis Olson _____ (609) 846-5496 _____
(Name) (Daytime Phone)

8 Brian Avenue, Egg harbor Township, NJ 08234 _____
(Billing Address)

 4/1/25 _____
(Signature) (Date)

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

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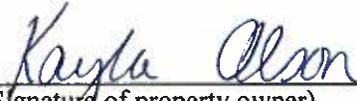
Alexis Olson Being duly sworn
(Name of Applicant or Attorney Representing)

according to law hereby certifies that the information presented in this application is true and accurate.


Signature of Applicant/Attorney

If applicant is not the owner of the property, have owner sign below or file with application a letter signed by the owner consenting to this application.

The foregoing application is hereby consented to this 2 day of June, 2025.

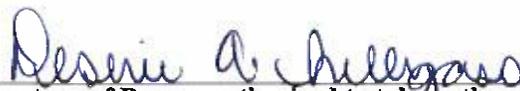

(Signature of property owner)

102 Sycamore Ct Colledgeville PA 19426
(Address)

609-846-5497
(Telephone Number)

Sworn and subscribed before me:

This 2 day of June, 2025


Signature of Person authorized to take oaths - Notary

DESIREE A. HILLEGASS
Notary Public, State of New Jersey
Comm. # 50023307
My Commission Expires 9/16/2025



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PART III ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: Alexis Olson

NAME OF OWNER: Kayla M. Olson

NAME OF PROFESSIONAL(S): Rachel A. Sandman, Esquire
Vince Orlando, Engineer

Required Documents

- a) One original & 16 copies of the application WITH the completed Checklist X
- b) One original & 16 copies of the required plat meeting requirements set forth in Chapter 165 of the Township Ordinance N/A
- c) Required Application Fees as set forth in Chapter 98 of the Township Code X
- 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) N/A
- g) Other submittals required by Board Professionals (if any) N/A
- h) Written description and justification for Waivers & Variances X
- i) Certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality (Tax Assessor). X
- j) Proof from the Tax Collector that real estate taxes and local Assessments have been paid to date X
- k) (For Subdivisions only) A Certificate of Title N/A

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PLAT REQUIREMENTS MINOR SITE PLAN PER CHAPTER 165 & 185

NAME OF APPLICANT: Alexis Olson

NAME OF OWNER: Kayla M. Olson

BLOCK: 260 LOT: 2 ADDRESS: 109 Kings Hwy

a. *General Requirements.* The plan for a minor site plan shall be drawn at a scale of not less than fifty (50) feet to the inch nor larger than ten feet (10') to the inch, with North oriented to the top of the page, on one of the four standard sheet sizes (8.5" x 14", 15" x 21", 24" x 36", 30" x 42"), 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 minor site 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. If more than 12 months has passed since the date of (or date of last recertification) of the survey, it shall be recertified and, if necessary, brought up-to-date.

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

- | | |
|---|------------|
| 1. Title to read "Minor Site Plan." | <u>✓</u> |
| 2. Name of development, if any. | <u>N/A</u> |
| 3. Tax map sheet, block and lot designation. | <u>✓</u> |
| 4. Street Address. | <u>✓</u> |
| 5. Name of applicant and owner. | <u>✓</u> |
| 6. Date (of original and all revisions). | <u>✓</u> |
| 7. Name, signature, address and license number of the professional who prepared the plan and their embossed seal. | <u>✓</u> |
| 8. If the site plan contains more than one sheet, each sheet shall be numbered and titled. | <u>✓</u> |

c. *Detailed Information.*

1. A current aerial image (at a scale of not less than one inch (1") equals one thousand feet (1,000') with North oriented to top of the page, indicating 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.

✓

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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. ✓

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 portion of the current Dennis Township Tax Map showing the subject parcel, zone district boundaries, existing easements and public rights-of-way within two hundred feet (200') of the subject parcel. ✓

5. A schedule shall be placed on the site plan indicating: ✓

a) The area of the tract and site (the portion of the tract involved in the site plan). ✓

b) The floor area (and floor area ratio where appropriate) of the existing and proposed building (listed separately). N/A - no proposed changes to the building

c) The proposed use or uses and the floor area devoted to each use. ✓

d) The zone in which the site is located. ✓

e) Proposed and required lot dimensions and front, rear and side setbacks. ✓

f) Proposed and required off-street parking spaces. ✓

g) Square footage and percentage of the site retained in unoccupied open space. ✓

h) Square footage and percentage of the site considered as Building Coverage. ✓

i) Building height measured from the appropriate reference point. ✓

j) Applicant's compliance with the zoning requirements. ✓

6. 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. ✓

7. All existing and proposed private and public easements or rights-of-way and the purposes thereof. N/A

8. North arrow. ✓

9. Written and graphic scales. ✓

10. All required endorsements or certifications and space for the appropriate signatures. ✓

11. 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 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. N/A

12. Spot elevations at all four (4) corners of the subject parcel (oceanfront parcels require two (2) additional spot elevations, one (1) at midpoint on each of the two (2) side lot lines). ✓

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- 13. Sufficient spot elevations (NAVD88 datum) and/or contour lines to indicate the proposed system of surface drainage and the relationship of proposed grading to the land surrounding the site. ✓
- 14. FEMA flood zone, base flood elevation, Zoning Flood Elevation and such other information as may assist the Planning Board in the determination of floodway and flood hazard area limits. N/A
- 15. The following shall also be required unless the administrative officer determines that they are not necessary to provide a full understanding of the application:
 - a) Existing at point of connection and all proposed manholes, sewer lines, waterlines, fire hydrants, utility poles and all other topographical features of a physical or engineering nature within the site and within fifty (50) feet thereof. ✓
 - b) All existing structures on the site and within fifty (50) feet thereof, including their use, thereof indicating those to be destroyed or removed and those to remain. ✓
 - c) Location, use, finished grade level, ground coverage, first-floor and basement elevations, front, rear and side setbacks of all buildings and other pertinent improvements. ✓
 - d) The capacity of off-street parking areas including setbacks, location and dimensions of all access drives, aisles and parking stalls. ✓
 - e) The location and size of proposed loading docks. N/A
 - f) Location of curbs, sidewalks, above-ground utilities including overhead electric transmission wires. ✓
 - g) Cross-section(s) showing the composition of pavement areas, curbs and sidewalks. ✓
 - h) Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal footcandles, wattage and drawn details of all outdoor lighting standards and fixtures. ✓
 - i) Landscaping and screening plan including planting note and plant guarantees, showing the size, location, type, spacing and number of each type of street tree, shrub and groundcover to be utilized. ✓
 - j) Location of signs and drawn details showing the size, nature of construction, height, lighting and content of all signs. ✓
 - k) Drawn details of the type of screening to be utilized for refuse storage areas, air conditioning units, outdoor equipment and bulk storage areas. N/A
 - l) Floor plans and building elevation drawings of any proposed structure or structures or existing structures to be renovated. N/A - no proposed changes to the building

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m) Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall indicate the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site, and provisions to be made for site maintenance.

See attached

n) Road dedication, where required.

N/A

o) Proposed sight easements, where required.

N/A

p) Proposed drainage easements, where required.

N/A

q) Soil Erosion and Sediment Control plan, where required.

✓

16. Such other information as the Board Engineer and/or Planner may require or request during their review of the application.

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PLAT REQUIREMENTS VARIANCE
CHAPTER 165 and 185

NAME OF APPLICANT: Alexis Olson

NAME OF OWNER: Kayla Olson

BLOCK: 260 LOT: 2 ADDRESS: 109 Kings Hwy

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. X

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). X

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

1. Title to read "Variance Plan." _____

2. Tax map sheet, block and lot designation. X

3. Street address. X

4. Name of the applicant and owner. X

5. Date (of original and all revisions). X

6. Name, signature, address and license number of the professional who prepared the plan. X

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. X

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. X

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- 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. X
- 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. X
- 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. X
- 6. All proposed private and public easements or rights-of-way and the purposes thereof. N/A
- 7. North arrow. X
- 8. Written and graphic scales. X
- 9. All required endorsements or certifications and space for the appropriate signatures. X
- 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 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. N/A

JUSTIFICATION FOR RELIEF SOUGHT

Applicant: Alexis Olson
109 Kings Highway
Block 260, Lot 2
Dennis Township, New Jersey

The Applicant requests preliminary and final site plan approval to convert the existing 1 story single family residence to a 1 story, 1 seat, hair salon. A hair salon is a personal service which is permitted in the applicable zone. Applicant proposes signage for the hair salon and an additional handicapped parking space which requires variance relief. This application will not create any traffic congestion, noise, glare, air pollution, fire hazards, or safety hazards. The salon will have 1 salon chair, 1 shift, and 1 employee.

The Property is located in the Clermont Village Center zoning district. A variance is requested for a 15' parking setback where a minimum of 30' is required. Applicant also requests a variance to permit a freestanding sign where a freestanding sign is not permitted.

12. The proposed variances 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 due to (i) the nature of the variance given the location of the Property and (ii) the character of surrounding development, as the subject property is located in a commercial district with uses similar to the proposed use.

13. A hardship exists as the Property due to the irregular shape of the property and the existence of two front yards which creates a unique condition.

14. Variance relief is appropriate pursuant to N.J.S.A. 40:55D-70(c)(2) as the following purposes of municipal land use law are advanced (applicant may supplement the following at the time of public hearing):

- a. To promote the general welfare *(by encouraging a change of use from residential to commercial which is more consistent with the surrounding uses)*.

- g. To provide 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 *(by permitting a change of use from residential to commercial in a commercial district)*;

The benefits of the deviation from the zoning requirements substantially outweigh any detriment.

- 15. Special reasons exist because the project will promote the purposes of zoning set forth above. The property is particularly suited for the intended use because it is surrounded by similar commercial uses in the area.