

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: Wes, Paige, Ford, LLC c/o Shaun Andrews
Applicant's Mailing Address: 35 Stoney Court Ocean View, NJ 08230
Applicant's E mail Address: riverviewshaun@gmail.com
Phone Number (Home) 856-297-7245 (Work) _____
Owner's Name Dennis Land, LLC
Owner's Mailing Address 7 Magnolia Court Ocean View, NJ 08230

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 31 Stoney Court (Street address)

Block(s) 225.01 Lot(s) 8.10 Zone B

B. Description of the application: It is the intent of the applicant to construct a 13,600 SF gymnastics building, 5,000 SF contractor storage building & associated parking lots on the project site.

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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 13,600 SF gymnastics building & 5,000 SF contractor storage building

1) Said property is: 154,942.92 SF (Give dimensions and area) and has the following structures: vacant

2) Size and setbacks of existing building:

Width of building: N/A Length of building: N/A

Height: N/A Stories: N/A

Front: N/A Rear: N/A

Side: N/A Side: N/A

% Building Coverage: N/A % Impervious Surface Coverage: N/A

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

Width of building: 80' / 40' Length of building: 170' / 125'

Height: <35' / <35' Stories: 1

Front: 77.5' / 335.4' Rear: 84.0' / 296.1'

Side: 49.3' / 113.2' Side: 49.4' / 116.1'

% Building Coverage: 12% % Impervious Surface Coverage: 43.57%

4) Date property acquired and prevailing zoning at time of acquisition: Agreement of Sale, April 2025

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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- 6) When variance approvals are requested:
- 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) Frame

Present use of existing building(s) and premises: Vacant

Describe any deed restrictions affecting this property: N/A

Existing and proposed number of dwelling units: N/A

Existing and proposed square footage of professional office: N/A

Existing and proposed gross floor area: 0 SF existing / 13,600 SF & 5,000 SF proposed

Existing and proposed parking spaces: 0 existing / 49 proposed

Existing and proposed number of lots: 1 existing / 1 proposed

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: Commercial

A photograph(s) of the land and building(s) involved in the application.

Names, addresses and E-mail of all expert witness proposed to be used:

Joseph H. Maffei, P.E., P.P.	5 Cambridge Drive Ocean View, NJ 08230	jmaffei@engineeringdesign.com
Cory Gilman, Esq.	2699 Dune Drive Avalon, NJ 08202	cory.gilman@lawjwg.com

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.

EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
LOT SIZE: Lot Area	60,000 SF	154,842.92 SF	NO
Lot Frontage	150'	269.87'	NO
Lot Width	150'	269.70'	NO
Lot Depth	200'	575.9'	NO

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PRINCIPAL BUILDING			
Side Yard, each	25'	49.3', 113.2'	NO
Front Yard	75'	77.5', 335.4'	NO
Rear Yard	50'	84.0', 296.1'	NO
Building Height	35'	<35'	NO
ACCESSORY BUILDING			
Side Yard, each	N/A	N/A	N/A
Rear Yard	N/A	N/A	N/A
Distance to Other Buildings	N/A	N/A	N/A
Building Height	N/A	N/A	N/A
MAXIMUM COVERAGE			
Principal Building %	35%	12.00%	NO
Accessory Building %	N/A	N/A	N/A
GROSS FLOOR AREA			
Principal Building	N/A	N/A	N/A
Accessory Building	N/A	N/A	N/A
EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
PARKING			
No. of Spaces	51	49	YES
SIGNS			
Size	32 SF	<32 SF	NO
Number	1	1	NO
Type (free standing or building mounted)	Freestanding	Freestanding	NO

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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 of that deviation would substantially outweigh any detriment pursuant to N.J.S.A. 40:55D-70c(2). Among

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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

Wes, Paige, Ford, LLC c/o Shaun Andrews
(Name)

856-297-7245
(Daytime Phone)

35 Stoney Court Ocean View, NJ 08230
(Billing Address)


(Signature)

5/14/25
(Date)

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

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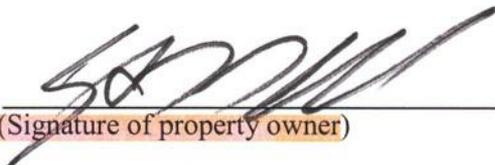
Wes, Paige, Ford, LLC c/o Shaun Andrews Being duly sworn according to law hereby
(Name of Applicant or Attorney Representing)

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 14 day of May, 2025.


Dennis Land. LLC
(Signature of property owner)

7 Magnolia Court Ocean View, NJ 08230
(Address)

(Telephone Number)

Sworn and subscribed before me:

This 14 day of May, 2025.


Signature of Person authorized to take oaths - Notary



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PART III

ADMINISTRATIVE COMPLETENESS APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: Wes, Paige, Ford, LLC c/o Shaun Andrews

NAME OF OWNER: Dennis Land, LLC

NAME OF PROFESSIONAL(S): Joseph H. Maffei, P.E., P.P. & Cory Gilman, Esq.

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 ✓
- e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed ✓
- f) Current signed and sealed Survey of property (less than 1 year old) ✓
- g) Other submittals required by Board Professionals (if any) ✓
- 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 N/A

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PLAT REQUIREMENTS
SITE PLAN - PRELIMINARY & FINAL

NAME OF APPLICANT: Wes, Paige, Ford, LLC c/o Shaun Andrews

NAME OF OWNER: Dennis Land, LLC

BLOCK: 225.01 LOT: 8.10 ADDRESS: 31 Stoney Court

Preliminary Plat Requirements

a. *General Requirements.*

1. Any preliminary plat of a site plan presented to the Planning Board or Board of Adjustment for its approval shall be signed and appropriately sealed by an architect, professional engineer, land surveyor and/or professional planner licensed to practice in the State of New Jersey; provided, however, that sanitary sewer, water distribution and storm drainage plans and water and sewage treatment plans may only be signed and sealed by a professional engineer. ✓
2. Site plans shall not be drawn at a scale smaller than one inch equals fifty feet (1"=50') or larger than one inch equals ten feet (1"=10'). If the size of the site would require the use of sheets larger than thirty inches by forty-two inches (30" x 42") in order to show the entire site on one (1) sheet, the detailed information for the site plan shall be shown in sections on sheets not larger than thirty inches by forty-two inches (30" x 42"), which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one inch equals two hundred feet (1"=200'). ✓
3. The site plan shall be based on a monumented, current certified boundary survey. The date of the survey and the name of the person making same shall be shown on the map. If twelve (12) months or more 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.* The title block shall appear on all sheets and include:

1. Title to read "Preliminary Site Plan." ✓
2. Name of the development, if any. N/A
3. Date (of original and all revisions). ✓
4. Names, signatures, addresses, and license numbers of engineer, architect, land surveyor, or planner who prepared the plan and their embossed seal(s). ✓
5. If the site plan contains more than one (1) sheet, each shall be numbered and titled. ✓

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- c. A schedule shall be placed on the site plan indicating:
1. The acreage of the tract and site (the portion of the tract involved in the site plan). ✓
 2. The floor area of the existing and proposed buildings (listed separately). ✓
 3. The proposed use or uses and the floor area devoted to each use. ✓
 4. The zone district in which the site is located. ✓
 5. Tax map sheet, block and lot number of the site, as shown on the latest Township tax map, the date of which should also be shown. ✓
 6. Names and addresses of owner and developer, so designated. ✓
 7. Proposed and required lot dimensions and front, rear and side setbacks. ✓
 8. Proposed and required off-street parking spaces. ✓
 9. The square footage and the percentage of the site that is:
 - (a) Occupied by buildings ✓
 - (b) Impervious ✓
 10. All variances requested. ✓
- d. North arrow and written and graphic scales. ✓
- e. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Board in the determination of floodway and flood hazard area limits. N/A
- f. The boundary, nature, and extent of marshes, wetlands, dunes and water areas within the site and within two hundred feet (200') thereof. N/A
- g. Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles, and all other topographical features of a physical or engineering nature within the site and within fifty feet (50') thereof. ✓
- h. All existing structures on the site and within fifty feet (50') thereof, including their use, indicating those to be destroyed or removed and those to remain. ✓
- i. Location, use, finished grade level, ground coverage, first floor, front, rear and side setbacks of all existing buildings and other pertinent improvements. ✓
- j. Existing and proposed public easement or rights-of-way and the purposes thereof. ✓

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k. A grading plan showing existing and proposed grading contours at one foot (1') intervals throughout the tract, or spot elevations if acceptable to the Board Engineer. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) and source of datum shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading. Also, a site benchmark shall be labeled on the plan.

✓

1. *On-Site Drainage Plan:*

1. The drainage plan shall be presented in graphic form which shall clearly show the street and lot layout and those items which are pertinent to drainage including existing and proposed contours and spot elevations as previously required.

✓

2. The plan shall outline each area contributing to each inlet.

✓

3. All proposed drainage shall be shown with pipe type and sizes, invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown.

✓

4. The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in this Ordinance.

✓

m. *Off-Site Drainage Plan.* The plat shall also be accompanied by an off-site drainage plan prepared in accordance with the following standards:

1. The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.

N/A

2. The pertinent off-site existing drainage shall be shown with elevations of inverts and grates to the nearest one-hundredth of a foot (.01').

N/A

3. To the extent that information is available and may be obtained from the County or Municipal Engineer, any existing plans or drainage improvements shall be shown.

N/A

4. In the event a temporary drainage system is proposed, full plans of that system shall be shown.

N/A

5. The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross-sections at intervals not exceeding one hundred feet (100') shall be shown for all open channels.

N/A

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- n. If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing:
1. Existing and proposed final grades and slopes. N/A
 2. Pipe sizes, slope, type, inverts, and grate or rim elevation of drainage and sanitary sewage facilities. N/A
- o. *Boring Logs.* A Soils Engineer's Report shall conform:
1. Borings shall be spaced evenly throughout the site. ✓
 2. One (1) boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten feet (10') below proposed or existing grade. ✓
 3. In addition to the above, in those areas where the water table is found to be five feet (5') or less below existing or proposed grade, two (2) additional borings per acre (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed. ✓
 4. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one-tenth of a foot (.1'). ✓
 5. Based on the borings, the site plan shall clearly indicate all areas having a water table within two feet (2') of the existing surface of the land, or within two feet (2') of proposed grade; or all areas within which two feet (2') or more of fill is contemplated or has previously been placed. ✓
- p. Zone district boundaries and a portion of the Tax Map Sheet shall be reproduced for a minimum distance of five hundred feet (500') surrounding the site upon which the following shall be indicated:
1. The site; ✓
 2. Zone district boundaries; ✓
 3. Tax map sheet; ✓
 4. Lot and block numbers; ✓
 5. Name of all owners within two hundred feet (200') of the site; ✓
 6. Streets with names; ✓
 7. Scale and north arrow. ✓

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- q. *Key Map:* A portion of the U.S. Geological Survey map shall be shown (scale 1"=2,000') indicating the following:
 - 1. The site; ✓
 - 2. U.S.G.S. map number; ✓
 - 3. Scale and north arrow. ✓
- r. The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas. N/A
- s. The capacity of off-street parking areas and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single unit trucks or buses, and semi-trailers that will enter the site each day. ✓
- t. Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation. If the developer desires to have the appropriate provisions of N.J.S.A. 39:1 et seq. governing motor vehicle operation made applicable to the site, thereby allowing municipal police regulation of traffic control devices, he shall submit a formal request and a detailed plan meeting the requirements of the New Jersey Department of Transportation. The Township Engineer will advise the developer regarding the details of such a plan. N/A
- u. The location and size of proposed loading docks. N/A
- v. Location of curbs and sidewalks. ✓
- w. Cross-sections showing the composition of pavement areas, curbs, and sidewalks. ✓
- x. Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures. ✓
- y. Landscaping and screening plan showing the location, type, spacing, and number of each type of tree or shrub, the location, type and amount of each type of ground cover to be utilized, and plant list and planting details for trees, shrubs, and/or ground cover. ✓
- z. Location of signs and drawn details showing the size, nature of construction, height and content of all signs. ✓
- aa. Drawn details of the type of screening to be utilized for refuse and recyclable material, storage areas, outdoor equipment and bulk storage areas. ✓

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- bb. Floor plans and building elevation drawings of any proposed structure or structures, or existing structures to be renovated. ✓
- cc. Location of handicapped facilities including parking spaces and ramps (where applicable). ✓
- dd. *Sectionalization and Staging Plan.* Developers of large uses such as shopping centers, multi-family dwellings, office parks or other such uses proposed to be developed in stages shall submit a sectionalization and staging plan showing the following:
 - 1. The anticipated date for commencing construction of each section or stage. The staging of development on the site shall be such that if development of the site were discontinued after the completion of any stage, the developed portion of the site would comply in all respects to the requirements of this Ordinance and be provided with adequate drainage and utility systems. N/A
 - 2. Those improvements that will be completed in each stage prior to application for Certificate of Occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings in the site and adjoining properties. N/A
- ee. 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 also include the hours of operation of 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. ✓
- ff. Such other information as the Planning Board and/or Township Engineer may request during site plan review. ✓

MISCELLANEOUS REQUIREMENTS THAT MAY BE REQUIRED

- 1. COST OF IMPROVEMENTS ESTIMATE PROVIDED UPON APPROVAL _____
- 2. SIGHT TRIANGLE – CORNER PROPERTIES ✓
- 3. SOIL EROSION PLAN ✓
- 4. OTHER AGENCY REQUIREMENTS PROVIDED UPON APPROVAL _____
 - a. County Planning Board _____
 - b. New Jersey Water Company _____
 - c. Waterfront Development (CAFRA) _____
 - d. Adequacy of Utility Service _____

Final Plat Requirements

The final plat shall include all data required for the preliminary plat of the site plan and shall be drawn to incorporate all changes required as a condition of preliminary approval and shall be drawn by persons and to specifications as required for a preliminary plat and shall be titled "Final Plat - Site Plan." ✓

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CONFIRMATION OF PAID TAXES

[24 HOUR NOTICE MAY BE REQUIRED]

TO BE COMPLETED BY APPLICANT AND RETURNED TO THE TAX COLLECTION OFFICE

NAME: Dennis Land, LLC

BLOCK: 225.01 LOT: 8.10

STREET ADDRESS: 31 Stoney Court

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 4/30/25

Taxes paid through 2nd (May) quarter 2025

Remarks: _____

Monica Heim
Tax Collector

5/13/25
Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH