

**TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE BOARD
571 PETERSBURG ROAD
PO BOX 204
DENNISVILLE, NJ 08214
609-861-9700 Ext. 229
AUGUST 28, 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:

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. **(Continued from July 24, 2025.)**

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).

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)**

Other Business:

Correspondence:

Discussion:

Resolutions: Wes, Paige, Ford, LLC – Block 225.01, Lot 8.10
Olson, Alexis – Block 260, Lot 2

Minutes: July 24, 2025

Bills:

Batastini:

Monthly review of Agenda; review of minutes
and monthly attendance \$ 500.00

Wes, Paige, Ford, LLC –

- Review of Application, review of Engineer’s Report;
Review of Ordinances \$ 225.00
- Preparation of Resolution \$ 150.00

Olson, Alexis –

- Review of Application; review of Engineer’s Report;
Review of Ordinances \$ 225.00
- Preparation of Resolution \$ 150.00

Batastini Total: \$1,250.00

Fralinger:

Wes, Paige, Ford, LLC – Site Plan Review \$1,472.50

Olson, Alexis – Site Plan Review \$ 760.00

Warren & Somers – Use Variance Review \$ 522.50

Fralinger Total: \$2,755.00

Total Bills \$4,005.00

Adjourn