

DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD  
Regular Meeting – July 24, 2025 – 7:00 p.m.

**CORRECTED**

Attendance: Walsh, Schwinn, Walters, Watson, Martucci, McEvoy, Cowan, Germanio, Penrose, Sadsuk, Hope, Batastini, Fralinger

**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.

Walsh – call meeting to order.

Roll call.

Walsh – applications of Amy Haven and Rixon Realty have been postponed until next month.

Walsh – first application this evening will be Wes, Paige, Ford, LLC

Cory Gilman, Esquire – attorney for applicant; applicant is the owner of the property in question, which is currently vacant land, he then described surrounding property. Proposes to construct a gymnastics building, with contractor storage and parking.

Batastini – (having computer/Zoom problem, few minutes of silence waiting for him to get back on Zoom) administer oath to Joseph Maffei and Shaun Andrews (owns Riverview Plumbing) and is trying to build gymnastic building next to his property.

Gilman – questions to Andrews.

Andrews – likes area, has business there, subject property would be leased to gymnastics center. Gymnastics studio – normal hours would be 3:00 p.m. to 9:00 p.m. and 5:00 p.m. to 9:00 p.m. when school is in session; 30 students; 2 employees; doesn't see any impact on neighbors and most of them would be gone for the day when the gymnastic studio opens.

Batastini – days of operation?

Andrews – would operate Monday through Saturday.

Gilman – questions to Maffei.

Maffei (accepted as expert) – described current site – Stoney Court, this property is in the back right corner; currently vacant and wooded; wants to develop 13,600 square foot building with gymnastic studio, contractor storage with parking; described surrounding properties. Fifty six (56) parking spaces are required, but applicant is requesting forty nine (49) parking spaces as they feel they need less due to nature of business; discussed coverage; large piece of property; stormwater management would be in the back; landscaping proposed – described location; inground water filtration system; only deliveries would be UPS on occasion; gymnastics studios not a permitted use; no detriment to the public good.

Gilman – signage.

Maffei – proposed signage in the front by the driveway entrance.

Watson – there is a typo – 100 feet should be 10 feet.

Maffei – thank Watson for info, continue describing site.

Gilman – use variance, positive and negative – ask Maffei to describe.

Maffei – described and discussed positive and negative criteria; coverage requirements and proposed; gym next door, most businesses there will be closed by the time gymnastic studio opens; very little traffic; discussed location of proposed sign and why it is a better location.

Gilman – nothing further asks Board for questions.

Watson – assumes will be lot of parents dropping off and picking up children – is there a system?

Andrews – parents will drop off and leave facility.

Gilman –

Maffei – plenty of room for parents to pick up and drop off children plus parking.

Watson – handicapped spaces; building elevations available?

Maffei – advised location of handicapped spaces.

Gilman – drawings of pole barns were submitted with application and that is what is intended to be put there. (People looking in their packets for the drawings.)

Watson – if they look good to everyone else, he is good with it.

Various members indicated they were in agreement with type of building.

Walsh – ask if any further questions for Maffei – none – ask Fralinger for his report.

Fralinger – engineer's report.

Walsh – any questions for Fralinger – none.

Walsh – open to public – none.

Batastini – form of Resolution to approve application.

Martucci – motion to approve.

Cowan – second.

All in favor (Germanio abstained as he is not able to vote on use variance).

Walsh – next application Alexis Olson.

Rachel Sandman, Esquire – attorney for applicant. Applicant is a future tenant of property, which is owned by her sister. Described property and location. Seeking approval for salon.

Batastini -administer oath to Alexis Olson and Joseph Maffei.

Sandman – questions to Olson.

Olson – her sister owns the property; proposing to convert to a 1 story, 1 seat salon; described services to be offered; she is the only employee; will operate by appointment only, open 4 – 5 days; 10:00 a.m. to 4:00 p.m. (last client); 3 to 5 clients per day; no deliveries other than standard mail; no traffic congestion – only 1 customer at a time; no safety hazards.

Sandman – no further questions for Olson.

Walsh – how are products delivered?

Olson – can pick up products or have delivered by standard mail.

Sandman – questions to Maffei.

Maffei – described conditions of site – corner of Kings Highway and intersection with Route 83; about a quarter of acre; has frontage on 3 sides due to its location; currently residential use and changing to hair salon makes it more conforming; no access to Route 83; proposing 2 parking spaces and 1 ADA parking space; parking will be stone with parking bumpers; looking for variance for freestanding signage out front and small wall mounted sign; described existing and proposed landscaping; really just some site improvements; hair salon is conforming use; described proposed lighting; triangle shaped property; no additions to the building; benefits outweigh the detriments; limited use; discussed negative criteria – under maximums for the lot, no detriment to the public good, asking for waivers for curbing, trash will be handled as if single family home.

Sandman – ask to address engineer’s report.

Batastini -

Martucci – building will now be commercial and not residential?

Maffei – yes.

Walsh – parking for ADA – stone or concrete?

Maffei – concrete and Trex.

Walsh – any other questions for Maffei – none; ask for Fralinger’s report.

Fralinger – engineer’s report.

Maffei – agree to take care of issues.

Walsh – ask for questions for Fralinger none; open to public – none.

Batasini – form of Resolution to approve application.

Penrose – motion to approve

Watson – second.

All voting members in favor.

Walsh – next application – Somers/Warren.

Kimberly Somers – one of the applicants, husband unable to attend due to work, has no attorney or engineer. Current barn abuts a tennis court; runoff flows into barn; barn is currently rotting and falling down. Wants to tear down existing barn, build a new barn with a second floor in-law apartment.

Walsh – ask Batastini if she should be sworn in.

Batastini – administer oath to Kimberly Somers.

Batastini – this is for a use variance; applicant doesn’t have an engineer or anyone to support standards of what is required; asked if applicant is an engineer.

Somers – not an engineer or an attorney.

Batastini – it’s a Board decision whether to move forward without professionals, knows Board is sometimes hesitant; explained to applicant that if she proceeds and application is denied she can’t come back (res judicata).

Walsh – she has to testify as to positive and negative criteria, just sat through 2 other applications.

Somers – understands what is being said, feels application is straightforward, didn't seek attorney or engineer and feels if denied will move forward with just the barn and not second floor apartment.

Batastini – caution her against moving forward and strongly encourage her to postpone until next month, discuss with husband, this is not a run of the mill application with looking to put in-law suite on top of accessory structure.

Somers – doesn't understand why she needs an expert for a cut and dry application.

Batastini – explained what she would have to testify to and she needs to understand that if standards not met, what would happen.

Somers – if this is mandatory, why wasn't it stated in the application?

Batastini – it's not mandatory; but she would be moving forward at own peril; this is not a favored application by this Board (in-law suites). Suggest again adjourning for a month if she wants to have a place for her mom, she can make up her mind and come back next month with or without professionals.

Somers – will it be one month, work schedules are hectic, if more time needed is that OK?

Batastini – can adjourn for 1 or 2 months, she only has to ask for adjournment and waive tolling of time (explained to her what this means). Told her she could call him or Fralinger to discuss.

Somers – thank Board.

Walsh – next matter- Clermont Lodge.

Batastini – advise of problems he has been having with his computers and phones.

Batastini – explain the correspondence regarding proposed Clermont Lodge – requesting letter from Board.

Fralinger – the first hurdle was the use variance, also DOT and waste water treatment plan. Discrepancy noticed in the use variance. DEP wants some assurance.

Walsh – confused – what is difference between cabins and lodging?

Fralinger – would have to check, bungalows reduced.

Batastini – Read letter that had been sent by the State to Jackie Justice (no one else was sent a copy); that is the information we have and not sure it answers the question.

Penrose – understands and agrees.

Fralinger - may have on-site treatment then pump to County; hasn't seen anything yet.

Watson – they are going to have to get rid of waste on site.

Batastini –

Penrose – wasn't there a proposal at some point to extend the line to the landfill?

Batastini – has letter from Vince and can share with Board.

Watson – what now?

Batastini – send letter that use variance still in effect with change in numbers.

Walsh -

Martucci -

Batastini – thinks it will be a less intense and less impact to the site.

Batastini – form of motion to allow changes in bungalow and lodge numbers.

McEvoy – motion to approve.

Watson – second.

All voting members in favor.

Batastini – summarized proposed ordinances enacting recommendations in the Master Plan Re-examination. Summarized Master Plan Consistency Report provided by Randy Scheule and summary of ordinances involved.

Fralinger – site safety and stability bond – new from State (amount of bonds are less) – discussed; still offers Township protection, brings ordinance to current code, has been enforcing.

Batastini – any questions?

Watson – definition for marina, is water necessary, looks like no water is necessary.

Batastini – indicates “waterfront”.

Watson – conservation zone – what is going on that 40 feet is required or allowed.

Batastini – ask Fralinger.

Fralinger – not sure, Scheule may have more information.

Walsh – thought had been working on different numbers.

Fralinger –

Batastini – 30 feet has not changed, believes 40 feet refers to farms (such as silos, etc).

Batastini – ask for motion for recommendation that Board is in agreement.

McEvoy – motion.

Martucci – second.

Roll call – all in favor.

Walsh – does anyone need a break – not needed.

Walsh – Resolutions.

Batastini – Thomas and Sally Barry – Resolution.

Watson – motion to approve.

Cowan – second.

Roll call – all voting members in favor.

Batastini – Nicole Savkov – Resolution.

Cowan – motion to approve.

Hope – second.

Roll call – all voting members in favor.

Walsh – PM Pools and Spa, LLC – Resolution.

Batastini – summarize Resolution.

Cowan – motion to approve.

Schwinn – second.

Roll call – all voting members in favor.

Walsh – I & H Builders - Resolution.

Batastini – summarize Resolution.

Watson – motion to approve.

Walters – second

All voting members in favor.

Walsh – Minutes of June 26, 2025 meeting.

Voice Vote – all in favor.

Walsh – Bills.

Voice Vote – all in favor.

Walsh – no further business, meeting adjourned.

Meeting adjourned at 9:03 p.m.