

**TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE BOARD
571 PETERSBURG ROAD
PO BOX 204
DENNISVILLE, NJ 08214
609-861-9700 Ext. 229
OCTOBER 23, 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.)**

PIERSON PLEASANTVILLE, LLC – Block 224, Lots 68.01, 73, 74.02, 75.03 and 78.04: Located on Woodbine-Ocean View Road in a B (Business) zone. The applicant is seeking recertification of their mining and sandwash operation. **(Postponed.)**

PERAGINE, MICHAEL – Block 226, Lot 19.04: Property is vacant land with frontage on DeVaul’s Lane in a R-3 (Residential) zone. The applicant is seeking to subdivide the subject property into two (2) lots and to eventually construct a single-family residence for personal use. Variances from the R-3 zoning requirements (lot frontage, lot area) are being sought.

OCEAN VIEW LIGHTHOUSE, LLC – Block 241, Lot 2.01: Located on Route 9 in an OVC (Ocean View Center) zone. The applicant is seeking a use variance to permit 3 principal uses, as well as the expansion of a non-conforming use, and C variances for lot coverage, front yard and parking setbacks in order to construct a 40’ X 80’ two-story pole barn building to relocate the existing brewing operations and create a larger bar and tap room. The second story will be completed at a future date, creating a half second floor. The existing one-story building will continue to operate as a bar and tap room, and the existing brewing location will be converted to a pizza take-out.

Other Business:

Correspondence:

Discussion:

Resolutions: South Seaville Landfill Rehabilitation
Belleplain Landfill Rehabilitation

Minutes: September 25, 2025

Bills:

Batastini:

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

Batastini Total: \$ 500.00

Fralinger:

PM Pools and Spa, LLC – Site Plan/Subdivision Review \$ 475.00

Lindemon – Site Plan Review \$ 689.00

Sakov – Site Plan/Use Variance Review \$ 594.00

Wes, Paige, Ford, LLC – Site Plan Review \$ 784.00

Olson – Site Plan Review \$ 404.00

\$2,946.00

Total Bills \$3,446.00

Adjourn