

DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD
Regular Meeting – August 28, 2025 – 7:00 p.m.

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

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.

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)**

Walsh – call meeting to order.
Roll call.

Walsh – the application for Amy Havens has been postponed at applicant's request.

Walsh – first application Kimberly Somers and Robert Warren.

Batastini – administer oath to Joseph Maffei and Kimberly Somers.

Maffei and Somers – take oath.

Maffei – applicants have owned property since 2017, listed amenities (pool, horse barn and more) property is 5.6 acres fronting on Route 9. Propose to tear down existing barn and build new one, rotated about 90 degrees, new barn will be have 35 foot set back. Nonconformities – frontage (about ¾ inch); rear portion of property is about 300 feet in width; existing house has been there since 1965; no side yard setbacks are being changed; house will remain; barn to be demolished; shed to be shifted toward larger section of property and will meet setbacks; need use variance. Want to build barn/garage with apartment on second floor for applicant's mother. Discussed positive and negative criteria; willing to have deed restriction.

Walsh – any questions from Board – none; ask for engineer's report.

Fralinger – engineer's report.

Walsh – any questions for Fralinger?

Watson – if this is going to be a mother-in-law apartment, he is concerned with the apartment being on the second floor and mobility issues in the future.

Maffei – have already considered this and at this time she can handle stairs but would install chair lift if needed in the future.

Walsh – open to public.

Nadine Kuster-Farrell – lives next door -approves of this plan.

Batastini – thank Kuster-Farrell.

Walsh – any other public comment – none – close.

Batastini - proposed form of motion to approve application.

Cowan – motion to approve.

McEvoy – second.

Roll call – all in favor with Germanio abstaining.

Walsh – next matter – Rixon Realty.

Brian Heun, Esquire – attorney for applicant – simply looking for some bulk variances to allow construction of a single family home; no need for height variance; has Joe Maffei with him to present application and answer questions.

Batastini – administer oath to Rixon and confirm Maffei still sworn.

Heun – questions to Rixon.

Rixon – lot has been sitting since 2004 when septic was installed; haven't been able to sell the property; owner asked him to come up with a solution – suggested a single family home (single story modular home), small porch on front, thinks it will help the neighborhood and is similar to houses already in the neighborhood.

Heun – questions to Maffei.

Maffei – designed septic system in 2004 for a 4 bedroom home which never got built; things have changed; proposing 3 bedroom home, need front yard setbacks; building on lot is permitted with certain deductions – described deductions proposed; described property – what proposed and what exists and what will remain; bottom line is need building coverage, impervious coverage. Looking to shift house toward back right corner – more open space and maintains wooded area in rear of property.

Heun – nothing further for Maffei.

Walsh – ask Board for questions.

Cowan – going to need a lot of fill and water will be running toward roads.

Maffei – explain how proposes to handle fill and water runoff.

Heun – grading and elevation plans have been provided.

Maffei –

Heun – nothing further for Maffei.

Walsh – ask for engineer's report.

Fralinger – engineer's report.

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

Batastini – form of Resolution approving application.

McElvoy – motion to approve.

Germanio second.

Roll call – one “no” vote (Saduk) – motion passes.

Walsh – Resolutions.

Batastini – Resolution - Wes,Paige, Ford, LLC

Hope – Motion to approve.

McEvoy -second.

Roll call – motion passes (1 abstention – Germanio)

Batastini – Resolution - Alexis Olson.

Watson – motion to approve.

McEvoy – second.

Roll call – all in favor.

Walsh – minutes of July 24, 2025 meeting.

Batastini – one small change, when speaking of first application 56 parking spaces required and variance relief was granted for 49 parking spaces. (Change will be made).

Voice vote – all in favor with change noted.

Walsh – Bills.

Voice vote – all in favor of paying bills.

No further business before the Board.

Meeting adjourned at 7:43 p.m.