

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 Michael Peragine

Applicant's Mailing Address: P.O. Box 603, Ocean View, NJ 08230

*Applicant's E mail Address michaelperagine555@aol.com

Phone Number (Home) 609-231-6297 (Work) _____

Owner's Name Nancy Peragine

Owner's Mailing Address 4815 Sherwood Forest Drive, Delray Beach, FL 33445

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: grandson.
If holder of Contract to purchase attach copy of Contract

Location of Premises Vacant Land -- no address assigned.

Block 226 Lot 19.04 Zone R-3 (Rural Single Family Residential District)

B. Description the application: Applicant is seeking to construct a single family residence for personal use.

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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)
- X Hardship Variance (N.J.S.A. 40:55D-70c(1))
- X Flexible (C)/balancing benefits and detriments (N.J.S.A. 40:55D-70c(2))
- _____ Use Variance (N.J.S.A. 40:55D-70d)
 - _____ (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
- X Subdivision (N.J.S.A. 40:55D-76)
 - X 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 single family residence.

1) Said property is: 10.67 acres; approx. 1305.15 ft x 349.99 ft (Give dimensions and area) and has the following structures: none.

2) **Size and setbacks of existing building:** none.

Width of building: _____ Length of building: _____

Height: _____ Stories: _____

Front: _____ Rear: _____

Side: _____ Side: _____

% Building Coverage: _____ % Impervious Surface Coverage: _____

3) **Size and setbacks of proposed building and/or addition:** NOT YET DETERMINED

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Width of building: _____

Length of building: _____

NOT YET DETERMINED

Height: _____ Stories: _____

Front: _____ Rear: _____

Side: _____ Side: _____

% Building Coverage: _____ % Impervious Surface Coverage: _____

4) Date property acquired and prevailing zoning at time of acquisition: 8-26-2003

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 X

"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: (1) lot frontage for lot 19.06 – 35.25 feet where 150 feet is required. (2) lot area for lot 19.05 – two acres where three acres are required.

- 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)_____

Present use of existing building(s) and premises: vacant land

Describe any deed restrictions affecting this property: none

Existing and proposed number of dwelling units: none existing, one proposed

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

Existing and proposed gross floor area:___

Existing and proposed parking spaces:___

Existing and proposed number of lots:___

Portion of lot being subdivided: one lot being divided into two

Purpose for which lots will be utilized:___

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:

Engineering Design Associates, PA. 5 Cambridge Drive, Ocean View, NJ 08230. Cape Land Surveying, LLC. 1217 South Shore Road, Suite 106, Ocean View, NJ 08230.

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 Lot 19.05/Lot 19.06	VARIANCE REQUIRED Lot 19.05/Lot 19.06
LOT SIZE:			
Lot Area	3 acres	2 acres/8.671 acres	YES/NO
Lot Frontage	150 feet	185.00 feet/35.25 feet	NO/YES
Lot Width	150 feet	334.91 feet/349.99 feet	NO/NO
Lot Depth	300 feet	314.74 feet/1053.95 feet	NO/NO

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PRINCIPAL BUILDING			
Side Yard, each	35 feet	35 feet/35 feet	NO/NO
Front Yard	100 feet	100 feet/100 feet	NO/NO
Rear Yard	100 feet	100 feet/100 feet	NO/NO
Building Height	30 feet	30 feet/30 feet	NO/NO

ACCESSORY BUILDING			
Side Yard, each	35 feet	35 feet/35 feet	NO/NO
Rear Yard	35 feet	35 feet/35 feet	NO/NO

Distance to
Other Buildings

Building Height

MAXIMUM COVERAGE

Principal Building %	2%	2%	NO
Accessory Building %	2%	2%	NO

GROSS FLOOR AREA

Principal Building

Accessory Building

EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
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PARKING
No. of Spaces

SIGNS
Size

Number

Type (free standing
or building mounted)

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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.

NO.

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.

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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 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.

Michael Peragine
Block 226 Lot 19.04
Vacant Land – No address assigned

Paragraph No. 12-15

The applicant is seeking to subdivide Block 226 Lot 19.04 into two lots: 19.05 and 19.06 to eventually construct a single-family residence for his personal use. The subject property is in the R-3 zone which is zoned for single family residential use. The applicant seeks two variances, one on each proposed lot. Lot 19.06 proposed lot frontage is 35.25 feet where 150 feet is required. Lot 19.05 proposed lot area is two acres where three acres is required.

The applicant and/or his expert will provide testimony concerning the negative and positive criteria as required by statute. This property is uniquely situated to grant the requested relief. The variances requested are *de minimus* considering the size of the parcels. No neighboring properties will be affected. There will be no detriment to the public good as the proposed construction is in conformance with the zoning permitted. If the Board grants the variances requested, the subject property will not substantially impair the intent and purpose of the Dennis Township Zoning Plan and 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

Michael Peragine 609-231-6297 _____
(Name) (Daytime Phone)

P.O. Box 603, Ocean View, NJ 08230

(Billing Address)

X _____
(Signature) (Date)

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

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Rachel K. Goloff, Esq. Being duly sworn
(Name of Applicant or Attorney Representing)

according to law hereby 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 15th day of Aug, 2025

Nancy Peragine
(Signature of property owner)

4815 Sherwood Forest Drive, Delray Beach, FL 33445
(Address)

609-231-6297
(Telephone Number)

Sworn and subscribed before me:

This 14th day of Aug, 2025


Signature of Person authorized to take oaths - Notary

Carol N. Goloff, Esquire
Attorney at Law in the State of NJ
Bar ID #028211987

Owner authorization

Final Audit Report

2025-08-15

Created:	2025-08-14
By:	Rachel Goloff (rachel@golofflaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAzIz1e-Oi4iXC74RZfESnmV6TMv7JDj8

"Owner authorization" History

-  Document created by Rachel Goloff (rachel@golofflaw.com)
2025-08-14 - 8:41:17 PM GMT
-  Document emailed to Nancy Peragine (ppnp@aol.com) for signature
2025-08-14 - 8:41:20 PM GMT
-  Email viewed by Nancy Peragine (ppnp@aol.com)
2025-08-15 - 0:01:41 AM GMT
-  Document e-signed by Nancy Peragine (ppnp@aol.com)
Signature Date: 2025-08-15 - 0:03:31 AM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 0:03:31 AM GMT

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PART III ADMINISTRATIVE COMPLETENESS
APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: Michael Peragine

NAME OF OWNER: Nancy Peragine

NAME OF PROFESSIONAL(S): Engineering Design Associates, PA. 5 Cambridge Drive, Ocean View, NJ 08230. Cape Land Surveying, LLC. 1217 South Shore Road, Suite 106, Ocean View, NJ 08230.

Required Documents

- | | |
|--|------------|
| a) One original & 16 copies of the application WITH the completed Checklist | <u>X</u> |
| b) One original & 16 copies of the required plat meeting requirements set forth in Chapter 165 of the Township Ordinance | <u>X</u> |
| c) Required Application Fees as set forth in Chapter 98 of the Township Code | <u>X</u> |
| d) Copy of CAFRA application or written explanation of why one isn't needed
Not Waterfront property. | <u>N/A</u> |
| e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed
<i>No wetlands on proposed lot 19.04</i> | <u>-</u> |
| f) Current signed and sealed Survey of property (less than 1 year old) | <u>X</u> |
| g) Other submittals required by Board Professionals (if any) | <u>-</u> |
| h) Written description and justification for Waivers & Variances | <u>X</u> |
| i) Certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality (Tax Assessor). | <u>X</u> |
| j) Proof from the Tax Collector that real estate taxes and local Assessments have been paid to date | <u>X</u> |
| k) (For Subdivisions only) A Certificate of Title | <u>X</u> |

PART IV

PLAT REQUIREMENTS
MINOR SUBDIVISION PER
CHAPTER 165

NAME OF APPLICANT: Michael Peragine

NAME OF OWNER: Nancy Peragine

BLOCK: 226 LOT: 19.04 ADDRESS: Vacant Land -- no address assigned.

a. *General Requirements.* The plat for a minor subdivision shall be drawn at a scale of not less than twenty feet (20') to the inch, shall conform to the provisions of the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq, and shall include or be accompanied by the information specified below:

1. All dimensions both linear and angular, of the exterior boundaries of the subdivision, all lots and lands reserved or dedicated for public use shall balance and their descriptions shall close within a limit of error of not more than one (1) part in ten thousand (10,000). ✓

2. The minor subdivision shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the subdivider and prepared or recertified not more than twelve (12) months prior to the date of application. ✓

3. All topographical data on-site and within twenty five feet (25') of the site. Contours shall be shown at one foot (1') intervals throughout. ✓

b. *Title Block.* A title block shall appear on all sheets and include:

1. Title to read "Minor Subdivision." ✓

2. Name of the subdivision, if any. ✓

3. Date (of original and all revisions). ✓

4. Name, signature, address and license number of the land surveyor who prepared the map and made the survey (the plat shall bear the embossed seal of said land surveyor). ✓

c. *Detailed Information.*

1. A key map (at a scale of not less than one inch (1") equals one thousand feet (1,000') showing the location of the tract to be subdivided with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and any zone district boundaries and Township boundary which is within five hundred feet (500') of the subdivision. ✓

2. The names of all owners of and property lines of parcels within two hundred feet (200') of the land to be subdivided as shown by the most recent records of the Township. ✓

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3. Tax map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest Township Tax Map, the date of which shall also be shown. ✓
4. Acreage of the tract being subdivided to the nearest hundredth of an acre. ✓
5. Names and addresses of owner and subdivider so designated. ✓
6. All zone district boundaries, Township borders, existing public easements, tax map lot and block numbers, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of-way of each street within two hundred feet (200') of the subdivision. ✓
7. All existing structures, with an indication of those which are to be destroyed or removed, and the front, rear and side yard dimensions of those to remain, referenced to proposed lot lines. ✓
8. All proposed public easements or right-of-ways and the purposes thereof. ✓
9. The existing systems of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage (where required by the Board or Township Engineer). ✓
10. All proposed lot lines and the areas of all lots in square feet. The areas and dimensions specified shall be shown to the nearest hundredth of a square foot or hundredth of a linear foot. ✓
11. North arrow. ✓
12. Written and graphic scales. ✓
13. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey. ✓
14. Proposed lot and block numbers as assigned by the Township Tax Assessor in accordance with the digitized lot numbering system specifications promulgated by the New Jersey Division of Taxation. N/A
15. Such other information as the Board and/or Township Engineer may require or request during the review of the application for classification and approval as a minor subdivision. ✓
16. In those instances where the minor subdivision application requires variance approval pursuant to N.J.S.A. 40:55D-70c, floor plans, elevation drawings and plot plans for each lot and structure depicting building and yard dimensions, architectural details, fenestration and building materials. N/A
- d. County Planning Board (if located on County Road) Pending
- e. Sewerage Service Availability ✓

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PLAT REQUIREMENTS VARIANCE
CHAPTER 165 and 185

NAME OF APPLICANT: Michael Peragine

NAME OF OWNER: Nancy Peragine

BLOCK: 226 LOT: 19.04 ADDRESS: Vacant land – no address assigned.

a. *General Requirements.* The plan for a variance shall be drawn at a scale of not less than twenty feet (20') to the inch, with North oriented to the top of the page, shall conform to the provisions of the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq., and shall include or be accompanied by the information specified below:

1. The variance plan shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the owner and prepared or recertified not more than twelve (12) months prior to the date of application. ✓

2. Spot elevations at all four (4) corners of the subject parcel (oceanfront parcels required two (2) additional spot elevations, one (1) at midpoint on each of the two (2) side lot lines). ✓

b. *Title Block.* A title block shall appear on all sheets and include:

1. Title to read "Variance Plan." ✓

2. Tax map sheet, block and lot designation. ✓

3. Street address. ✓

4. Name of the applicant and owner. ✓

5. Date (of original and all revisions). ✓

6. Name, signature, address and license number of the professional who prepared the plan. ✓

c. *Detailed Information.*

1. A key map (at a scale of not less than one inch (1") equals one thousand feet (1,000') with North oriented to top of the page, showing the location of the subject parcel with reference to surrounding areas, existing streets which intersect or border the parcel, the names of all such streets and any zone district boundaries and Township boundary which is within five hundred feet (500') of the subject parcel. ✓

2. The names and addresses of all owners, and property classifications of all parcels within two hundred feet (200') of the subject parcel as shown by the most recent records of the Township. ✓

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3. A portion of the current Dennis Township Zoning Map showing the subject parcel and zone district boundaries, existing easements, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of-way of each street within two hundred feet (200') of the subject parcel. ✓
4. A zoning schedule showing all zoning requirements applicable to the parcel in question, existing conditions, proposed conditions and extent of applicant's compliance with the zoning requirements. ✓
5. All existing structures, with an indication of those which are to be removed, and the front, rear and side yard dimensions of those to remain, referenced to existing lot lines. ✓
6. All proposed private and public easements or rights-of-way and the purposes thereof. ✓
7. North arrow. ✓
8. Written and graphic scales. ✓
9. All required endorsements or certifications and space for the appropriate signatures. ✓
10. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey.
11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application. ✓

PLEASE TAKE NOTICE that on **Thursday, September 25, at 7:00 pm**, a hearing will be held via video conference before the **Dennis Township Consolidated Land Use Board** in the matter of the application by Michael Peragine regarding the property located at vacant land – no address assigned, Block 226, Lot 19.04. The Applicants seek to construct a single-family residence and require the following relief: minor subdivision and variance approval for: (1) lot frontage of 35.25 feet where 150 is required and (2) lot area of two acres where three acres is required.

The Applicant also seeks any other variances or waivers to permit the project.

There shall be no in-person attendance at the hearing by the applicant, the Board or the public.

Maps and other documents relating to this matter shall be available at least ten (10) days prior to the meeting date for inspection. The maps and other documents relating to this matter shall be posted for public review on the Dennis Township Consolidated Land Use webpage located at <https://dennistwp.org/consolidated-land-use/> free of charge. Any Members of the public experiencing difficulty accessing the free online material are advised to contact the Board Secretary at **(609) 861-9700 ext 229** to arrange for review of a hard copy of the plans and application materials.

All parties to the hearing, including the public, must no less than two days in advance of the meeting, provide to the Board Secretary any additional documents or exhibits to be presented at the hearing. These additional documents and exhibits shall be individually labeled by the submitting party as an exhibit and the Board Secretary shall post the labeled exhibits prior to and for the video meeting. Please contact the Board Secretary at **(609) 861-9700 ext. 229** to arrange delivery options of the Exhibits and to advise the Board Secretary of your anticipated participation.

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL ONLINE MEETING:

In order to participate in this hearing including the opportunity to comment, the following options are available:

- Dial in via phone at **1-929-205-6099** or **1-301-715-8592** and enter **Meeting ID: 732 207 0000** and **Password: 737811** for voice connection; or
- Type in the following link on the internet browser of your desktop computer or laptop: <https://us02web.zoom.us/j/88276766069?pwd=WHBRRGlzMnh2aVBYSXk4S09QZkNUQT09> at the date and time above for video or audio access. You may join the meeting through your internet browser or download the application to your computer; or
- For Smart Phones download the “Zoom” application. Open the app and enter **Meeting ID: 732 207 0000** in the search bar and enter your full name and **Password: 737811** when prompted; or
- Visit the Dennis Township Consolidated Land Use Board’s website at www.dennistwp.org <https://dennistwp.org/consolidated-land-use> an click on the zoom meeting link.

Prior to the hearing, you are encouraged to review the instructions to participate through your choice of electronic attendance. The plans, application and applicable documents for the hearing are posted on the internet at <https://dennistwp.org/consolidated-land-use/>.









Block 226

05X

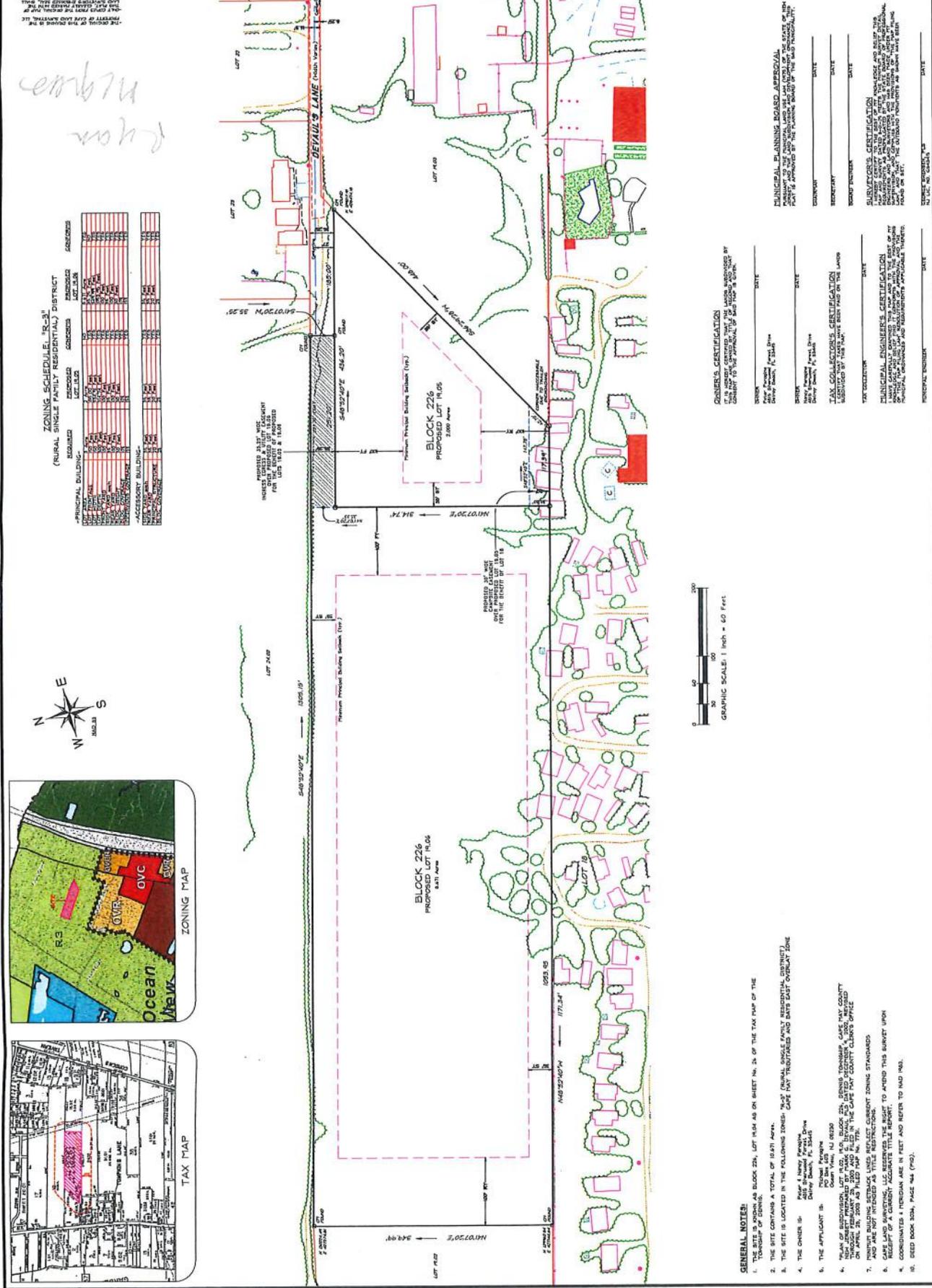
PROJ NO:	794A
DRAWN BY:	R1
DATE:	8-1-25
SCALE:	1" = 60'

REVISIONS

PLAN OF MINOR SUBDIVISION
 SITUATE IN
 BLOCK 226
 LOT 19.04
 TOWNSHIP OF DENNIS
 CAPE MAY COUNTY, NJ

CAPE LAND SURVEYING LLC
 PROFESSIONAL LAND SURVEYING
 CERTIFICATE OF AUTHORIZATION NUMBER ZKA0213700
 1317 S. SHORE ROAD, SUITE #109
 OCEAN VIEW, NEW JERSEY 08230

GEORGE SWENSEN
 R. L. UZZEL GRASS
DRAFT

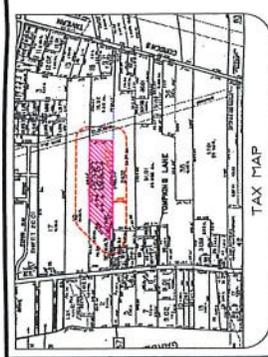
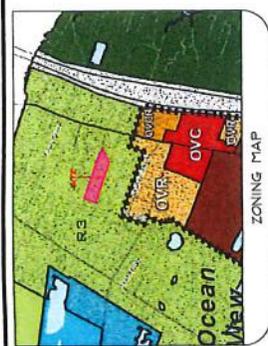
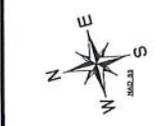


ZONING SCHEDULE, N.J.S. (RURAL SINGLE FAMILY RESIDENTIAL) DISTRICT

PRINCIPAL BUILDING	ACCESSORY BUILDING	REAR YARD SETBACK	FRONT YARD SETBACK	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
1. SINGLE-FAMILY DWELLING	2. GARAGE	3. DRIVEWAY	4. PORCH	5. DECK	6. PATIO	7. SWIMMING POOL	8. FENCE	9. SIGN	10. UTILITY BUILDING	11. BARN	12. SHED	13. GREENHOUSE

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CIVIL ENGINEER'S CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of New Jersey, do hereby certify that the above described subdivision of land is in accordance with the provisions of the Municipal Planning Board Resolution of the Township of Dennis, Cape May County, New Jersey, and that the same has been approved by the Planning Board of the said Municipality.

DATE: _____ DATE: _____
 COUNTY: _____ SECRETARY: _____
 SUPERVISOR: _____

TAX COLLECTOR'S CERTIFICATION
 I, the undersigned, being a duly licensed Tax Collector in the State of New Jersey, do hereby certify that the above described subdivision of land is in accordance with the provisions of the Municipal Planning Board Resolution of the Township of Dennis, Cape May County, New Jersey, and that the same has been approved by the Planning Board of the said Municipality.

DATE: _____ DATE: _____
 COUNTY: _____ SECRETARY: _____
 SUPERVISOR: _____

MUNICIPAL PLANNING BOARD APPROVAL
 I, the undersigned, being a duly licensed Municipal Planning Board member in the State of New Jersey, do hereby certify that the above described subdivision of land is in accordance with the provisions of the Municipal Planning Board Resolution of the Township of Dennis, Cape May County, New Jersey, and that the same has been approved by the Planning Board of the said Municipality.

DATE: _____ DATE: _____
 COUNTY: _____ SECRETARY: _____
 SUPERVISOR: _____

GENERAL NOTES

1. THE SITE IS SHOWN AS BLOCK 226, LOT 19.04 AS ON SHEET No. 24 OF THE TAX MAP OF THE TOWNSHIP OF DENNIS.
2. THE SITE CONTAINS A TOTAL OF 19.041 ACRES.
3. THE SITE IS LOCATED IN THE FOLLOWING ZONES: R-3 (RURAL SINGLE FAMILY RESIDENTIAL), DISTRICT ZONE.
4. THE ORDER IS: MAP 4 NEW JERSEY DISTRICT ZONING MAP, TOWNSHIP OF DENNIS, CAPE MAY COUNTY, NEW JERSEY.
5. THE APPLICANT IS: MICHAEL MONTGOMERY, Ocean View, NJ 08230.
6. PLAN OF SUBDIVISION OF BLOCK 226, LOT 19.04 AND ADJACENT BLOCKS, TOWNSHIP OF DENNIS, CAPE MAY COUNTY, NEW JERSEY, WAS FILED IN THE CLERK'S OFFICE ON APRIL 25, 2025 AT 10:00 AM AND IS IN THE CAPE MAY COUNTY CLERK'S OFFICE.
7. FRONT BUILDING SETBACK LINES REFLECT CURRENT ZONING STANDARDS AND ARE NOT INTENDED AS TITLE RESTRICTIONS.
8. RECEIPT OF A CURRENT ACCURATE TITLE REPORT TO AMEND THIS SURVEY UPON.
9. COORDINATES 4 FIGURES ARE IN FEET AND REFER TO NAD 83.
10. DEED BOOK 3234, PAGE 34 (P.10).

GRAPHIC SCALE: 1 inch = 60 Feet