

PART II

DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

A. Applicant's Name Pierson Pleasantville, LLC

Applicant's Mailing Address: 426 Swedesboro Rd, Pilesgrove, NJ 08098

*Applicant's E mail Address BBowling@piermat.com

Phone Number (Home) (856) 467-4199 (Work) (856) 491-8352 (Bill)

Owner's Name Same as Applicant

Owner's Mailing Address _____

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: Richard Pierson, Jr. Name: Michael F. Pierson

Address: P.O. Box 430 Address: P.O. Box 430

Woodstown, NJ 08098 Woodstown, NJ 08098

Name: _____ Name: _____

Address: _____ Address: _____

49% 49%

Relationship of applicant to owner (same person, tenant, agent, purchase under contract or other) (Circle one).
If holder of Contract to purchase attach copy of Contract

Location of Premises 384 Woodbine-Oceanview Rd (Street address)

Block(s) 224 Lot(s) 68.01,73,74.02,75.03,78.04 Zone B

B. Description the application: Recertification of Mining & Sandwash Operation

TOWNSHIP OF DENNIS
 CONSOLIDATED LAND USE BOARD
 571 PETERSBURG ROAD
 P.O. BOX 204
 DENNISVILLE, NJ 08214

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)
- Hardship Variance (N.J.S.A. 40:55D-70c(1))
- Flexible (C)/balancing benefits and detriments (N.J.S.A. 40:55D-70c(2))
- Use Variance (N.J.S.A. 40:55D070d)
 - (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
- Subdivision (N.J.S.A. 40:55D-76)
 - 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 Recertification of Mining and Sandwash

1) Said property is: See Plan (Give dimensions and area)
 and has the following structures: _____

2) Size and setbacks of existing building: See Plan

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:

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Width of building: _____

Length of building: _____

Height: _____

Stories: _____

Front: _____

Rear: _____

Side: _____

Side: _____

% Building Coverage: _____

% Impervious Surface Coverage: _____

4) Date property acquired and prevailing zoning at time of acquisition: 2006

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 x NO _____

"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"

Pit was recertified in 2020

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6) When variance approvals are requested: N/A

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: **No new construction is proposed with this application**

Type of construction: (frame, stone, brick, cement) _____

Present use of existing building(s) and premises: _____

Describe any deed restrictions affecting this property: _____

Existing and proposed number of dwelling units: _____

Existing and proposed square footage of professional office: _____

Existing and proposed gross floor area: _____

Existing and proposed parking spaces: _____

Existing and proposed number of lots: _____

Portion of lot being subdivided: _____

Purpose for which lots will be utilized: _____

Facilities for solid waste and recyclables. _____

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: _____

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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	VARIANCE REQUIRED YES/NO
LOT SIZE: <u>See Plans</u>			
Lot Area			
Lot Frontage			
Lot Width			
Lot Depth			
PRINCIPAL BUILDING			
Side Yard, each			
Front Yard			
Rear Yard			
Building Height			
ACCESSORY BUILDING			
Side Yard, each			
Rear Yard			
Distance to Other Buildings			
Building Height			
MAXIMUM COVERAGE			
Principal Building %			
Accessory Building %			
GROSS FLOOR AREA			
Principal Building			
Accessory Building			

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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)

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.

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

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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.

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.

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Richard Pierson 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 ___ day of __, 20__.

Richard Pierson
(Signature of property owner)

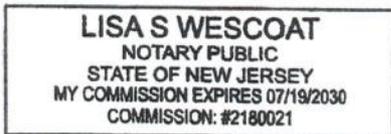
426 SWEDENBORO RD PILESGROVE, NJ 08098
(Address)

(856) 769-8244
(Telephone Number)

Sworn and subscribed before me:

22nd August
This ___ day of 20 2025

Lisa S. Wescot
Signature of Person authorized to take oaths - Notary



TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE
BOARD
571 PETERSBURG ROAD
P.O. BOX 204

PART III ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: Pierson Pleasantville, LLC

NAME OF OWNER: Same as Applicant

NAME OF PROFESSIONAL(S): Paul Baldini, Esq.
Brian Murphy, PE

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 | <u>N/A</u> |
| e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed <u>On Plan</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>N/A</u> |
| h) Written description and justification for Waivers & Variances | <u>N/A</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 | |
| k) (For Subdivisions only) A Certificate of Title | <u>X</u>
<u>N/A</u> |

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CONFIRMATION OF PAID TAXES

[24 HOUR NOTICE MAY BE REQUIRED]

TO BE COMPLETED BY APPLICANT AND RETURNED TO THE TAX COLLECTION OFFICE

NAME: PIERSON PLEASANTVILLE, LLC

BLOCK: 224 LOT: 68.01, 73, 74.02, 75.03 & 76.04

STREET ADDRESS: 384 WOODBINE - OCEANVIEW ROAD

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 8/11/25 (AUG 01)

Taxes paid through 11/1 (NOV) quarter 20 25

Remarks: _____

Monica Klein
Tax Collector

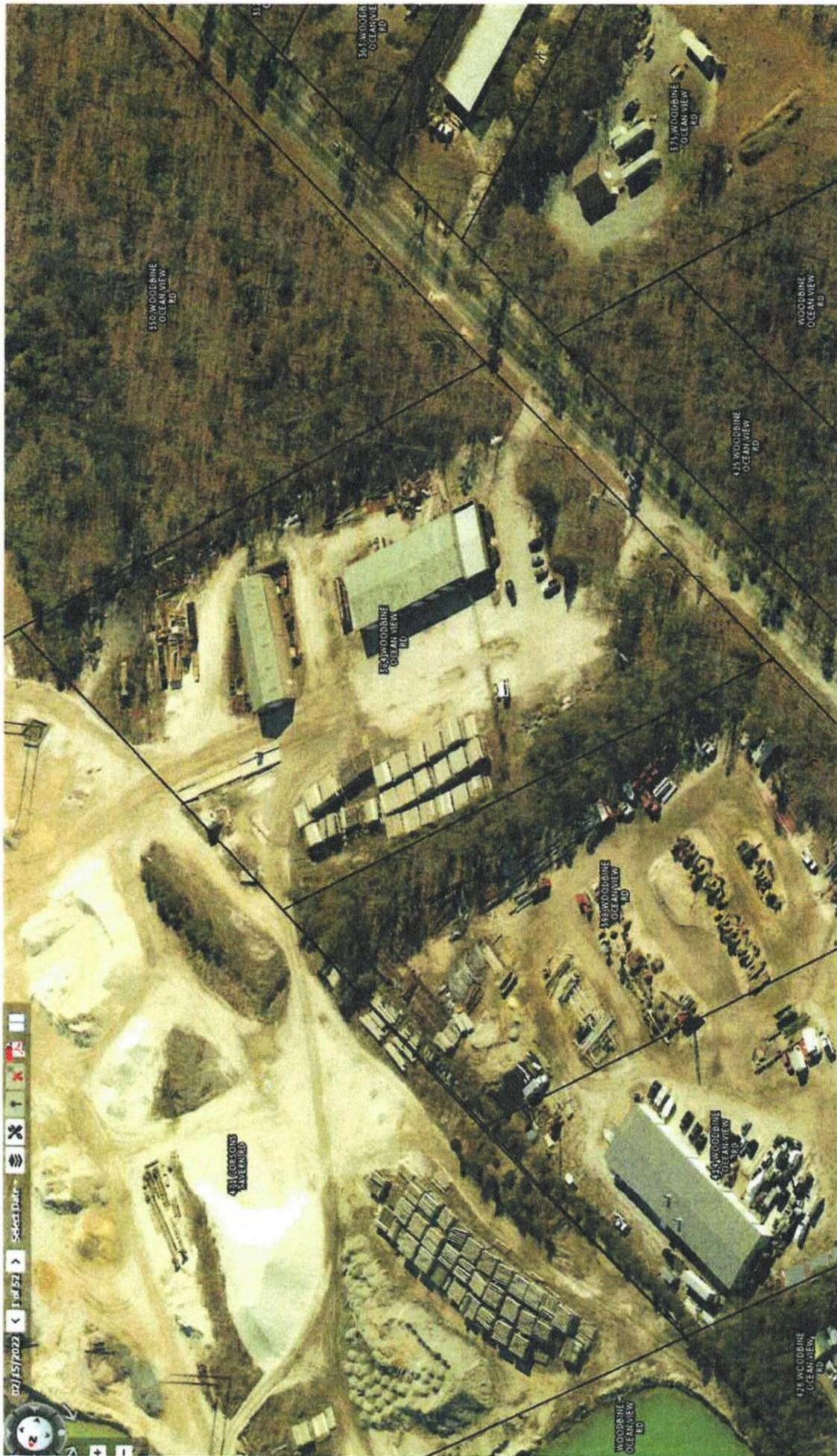
8/19/25
Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

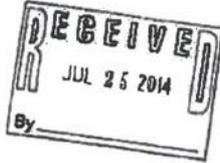
← 386 Woodbine Ocean View Rd
Denville, New Jersey

See more dates









State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
Mail Code 501-02A, P. O. Box 420
Trenton, New Jersey 08625-0420

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

JUL 18 2014

Curt Mitchell
REP Materials
P O Box 430
Woodstown, NJ 08098-0430

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 0504-03-0002.2
Activity Number: FWW140001
Applicant: REP Materials
Block(s) and Lot(s): [224, 68.01]
Dennis Twp., Cape May County

Dear Mr. Mitchell:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "PLAN OF SURVEY, LOT 68.01, BLOCK 224, DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY", consisting of one (1) sheet(s), dated 09-18-01, last revised 07-07-14, and prepared by Gibson Associates, P.A., is accurate as shown.

Wetlands Resource Value Classification (RWV)

Exceptional: All wetland flag points [150 foot wetland buffer]

Please be advised that if the current mining operation on site is abandoned or if a change of use occurs on the site, then the Department reserves the right to claim jurisdiction of wetlands and/or State open waters created by sand mining operations on the property.

Freshwater Wetlands Letter of Interpretation: Line Verification

DI.UR File # 0504-03-0002.2 FWV140001

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In addition, the wetlands have been identified as being priority wetlands by the U.S. Environmental Protection Agency. This classification may affect the types of permits or transition area waivers available for the above referenced property.

The Department has not made a determination as to whether any features onsite would be regulated under the Flood Hazard Area Control Act Rules (FHACAR), N.J.A.C. 7:13. In order to determine if there are any regulated features on the property and/or to determine if the proposed project is regulated by the FHACAR, the applicant may submit an Applicability Determination in accordance with N.J.A.C. 7:13 5 1.

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

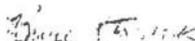
Freshwater Wetlands Letter of Interpretation: Line Verification
DLUR File # 0504-03-0002.3 FWW140001
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Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact April Grabowski of our staff by e-mail at april.grabowski@dep.nj.gov or (609) 633-2289 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Ryan J. Anderson, Supervisor
Division of Land Use Regulation

c: Municipal Clerk
Municipal Construction Official
Agent (original)