

**TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
PO BOX 204  
DENNISVILLE, NJ 08214  
609-861-9700 Ext. 229  
NOVEMBER 20, 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. **(Continued from October 23, 2025.)**

**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. **(Continued from October 23, 2025.)**

**FENIMORE, LARRY – Block 251, Lot 13:** Located on Main Street in a R-3 (Residential) zone. The applicant is seeking a use variance to permit the construction of a 2,112 square foot pole barn. The proposed pole barn will be utilized for personal storage. The area of the proposed accessory building exceeds the area of the existing single-family residential dwelling (886 square feet).

**Other Business:**

**Correspondence:**

**Discussion:**

**Resolutions:** Ocean View Lighthouse, LLC

**Minutes:** October 23, 2025

**Bills:**

**Batastini:**

Monthly – November	\$ 500.00
Ocean View Lighthouse – site plan	\$ 375.00

**Batastini Total:** **\$875.00**

**Fralinger:**

Offshore Property Group	\$ 855.00
Peragine	\$ 760.00
Baldacci Properties	\$ 238.00
Lindemon	\$ 178.50
Ocean View Lighthouse, LLC	\$ 903.24
Martek Marine Electronics	\$ 892.50
PM Pools & Spa LLC	\$ 380.00
Wes, Paige, Ford, LLC	\$ 357.00
Rixon Realty	<u>\$ 95.00</u>

**Fralinger Total:** **\$4,659.24**

**Total Bills** **\$5,534.24**

**Adjourn**