

DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD  
Regular Meeting – September 25, 2025 – 7:00 p.m.

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

**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)**

Walsh – call meeting to order.  
Roll call.

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

Walsh – discussion of Township Committee Resolution 2025-132 – Belleplain Landfill and Township Committee Resolution 2025-133 – South Seaville Landfill as areas in need of rehabilitation.

Batasini – basically the two Resolutions are seeking the same relief. The Township Committee is looking to determine that these properties are in need of rehabilitation. Indicated that the Board can discuss both Resolutions together as they are looking for same thing. (Shared screen to show Resolution.) There is a proposal seeking to have a solar company install solar panels on top of the landfills. There are two ways to do this – an application to the Board or for the Township to enter into an Agreement with the solar company. The proposed way is to have the Township enter into an agreement with the solar company, which takes away the Board's ability to deny a use variance. Discussed what is needed in order to go in this direction: Certain factors need to be met. The Township meets a number of the 6 factors, but only needs to meet 1 to deem it an area in need of rehabilitation. Referred to report by Andy Schuel – which supports the rehabilitation. If the Board agrees, a Resolution can be adopted, then it is returned to the Township Committee, the Township Committee enters into negotiations with the company and prepares a plan, the plan then goes to the Land Use Board and if they say "yes", it goes back to the Township Committee, then the applicant has to come to the Board for development approval. Referred to "draft" Resolution from Ocean City, outlining procedure. Need to say that the area that is being proposed for rehabilitation ,

Watson – will the entire property be covered with solar panels?

Batastini – not sure how much of property will be covered, but probably a good portion.

Cowan – where are these properties located?

Discussion by Board as to location of subject properties.

Cowan – will landfills be capped?

Batastini – the property has to be declared a “clean” landfill and they will have to do whatever needs to be done.

Cowan – who pays?

Fralinger – have received info that CSC (the solar company) will foot the bill.

Batastini –

Cowan – heard that they were doing this in Woodbine.

Batastini – yes, but it is a different company, but it was done and was capped.

Batastini – section talks about benefit to the Township – read from Resolution – receive rent, landfill capped, one-time payment for allowing them to utilize the property. Read a portion of the Resolution that he doesn’t understand – not sure what it means, but it doesn’t go into Board’s review. Board’s job is only to determine if it meets one (1) of the criteria.

Walsh –

Batastini – site plan approval is the only thing that will come before the Board, if checklist criteria is met, that is all that is needed.

Penrose – discussed location of South Seaville Landfill.

Penrose – who maintains the property if the company goes out of business?

Batastini – Township would still own the ground as it is only a lease and he is sure the Township will do what is necessary to protect themselves.

Penrose – looks like a total of 20 years (5 – 4 year extensions); just concerned with Township’s liability.

Batastini – has to believe that the Township will do what it has to do not get hurt.

Watson – thinks it’s a great idea.

Batastini – reviewed procedure again.

Watson – good idea.

Batastini – both Resolutions can be voted on with one motion, but he will draft two (2) separate Resolutions; asked for comments from Fralinger.

Fralinger – concurs that the area is in need of rehabilitation and agrees with Randy Schuel’s report.

Batastini – presented form of motion to approve.

McEvoy – motion to approve.

Cowan – second.

Roll call – all in favor.

Walsh – Resolution for Warren/Somers.

Batastini – summarize Resolution.

Fralinger – confirmed that stormwater requirements not necessary.

Batastini – will amend Resolution.

McEvoy – motion to approve.

Walsh – second.

Roll call – motion carries (1 abstain/Germanio).

Walsh – Resolution for Rixon Realty.

Batastini – summarize Resolution.

Cowan – motion to approve.

Schwinn – second.

Roll call – motion passes with a “no” vote from Saduk.

Walsh – minutes August 28, 2025.

Voice vote – all in favor.

Walsh – bills.

Voice vote – all in favor.

Batastini – comment – Pierson matter - Stoney Court has appealed and opposition has been filed.

Meeting adjourned at 7:42 p.m.