

**TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
PO BOX 204  
DENNISVILLE, NJ 08214  
609-861-9700 Ext. 229  
DECEMBER 18, 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.)**

**BLUEFIN CAPITAL, LLC – Block 261, Lot 28.04:** Located at 1895 Route 9 North in a CVC (Clermont Village Center) and R-3 (Rural Density Residential) zone. Applicant is seeking to subdivide the existing residential use from the self-storage facility through a major subdivision, which will result in the creation of four (4) newly created lots. Applicant is further seeking to expand the existing self-storage facility through the creation of twenty-five (25) 50’ X 50’ outdoor storage units. Each of the newly-proposed outdoor storage units will be fenced and will include a sixteen (16’) foot wide gate. As a second phase to the expansion of the self-storage facility, the Applicant further proposes to construct a 102’ X 317’ climate controlled self-storage building, which will replace ten (10) of the newly- proposed outdoor storage units. Applicant is seeking major subdivision approval, as well as use and bulk variance relief.

**Other Business:**

**Correspondence:**

**Discussion:**

Proposed Ordinance #2025-09 “AN ORDINANCE OF THE TOWNSHIP OF DENNIS, COUNTY OF CAPE MAY, AND STATE OF NEW JERSEY REVISING, §185-4, PROHIBITED USES, AND §185-7 DEFINITIONS, ADDING §185-31.1 READY-MIX CONCRETE FACILITIES; AND §185-48.1 VALID PREEXISTING RESOURCE EXTRACTION”

**Resolutions:** Pierson Pleasantville, LLC  
Michael Peragine  
Larry Fenimore

**Minutes:** November 20, 2025

**Bills:**

**Batastini:**

Monthly – December	\$ 500.00
Board Resolutions (Rehabilitation – Landfills)	\$ 300.00
Pierson Pleasantville, LLC	\$ 375.00
Pierson Pleasantville, LLC (Litigation)	\$7,872.00
Peragine	\$ 600.00
Fenimore	\$ 375.00
Ocean View Lighthouse	\$ 375.00

**Batastini Total:** **\$10,397.00**

**Fralinger:**

Baldacci Properties	\$ 59.50
Walters	\$ 238.00
Peragine	\$ 142.50
Carman	\$ 119.00
Pierson Pleasantville, LLC	\$ 712.50
Offshore Property Group, LLC	\$ 119.00
Wawa, Inc.	\$ 238.00
Wes, Paige, Ford, LLC	\$1,190.00
Savkov	\$ 119.00
Fenimore	\$ 570.00
Olson	\$ 59.50
PM Pools & Spa, LLC	\$ 476.00
Martek Marine Electronics	\$ 142.50
Shoreside Legal, LLC	\$ 59.50
Turner Partners, LP	\$ 297.50

**Fralinger Total:** **\$ 4,542.50**

**Total Bills** **\$14,939.50**

**Adjourn**