

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: **Bluefin Capital, LLC**

Applicant's Mailing Address: **702 PA113, Suite B, Souderton, Pennsylvania 18964**

*Applicant's E mail Address: **mark@bluefincapital.us**

Phone Number (Work): **(215) 872-9046**

Owner's Name: **Stafford Family, LLC**

Owner's Mailing Address: **P.O. Box 523, Ocean View, New Jersey 08230**

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: Steven Lalor
Address: 702 PA113, Suite B
Souderton, Pennsylvania 18964
Interest: **33.33%**

Jared Moyer
702 PA113, Suite B
Souderton, Pennsylvania 18964
Interest: **33.33%**

Mark McGuire
702 PA113, Suite B
Souderton, Pennsylvania 18964
Interest: **33.33%**

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: **1895 Route 9 N., Dennis Township, New Jersey 08210** (Street address)

Block(s): **261** Lot(s): **28.04** Zone: **CVC (Clermont Village Center) & R-3 (Rural Density Residential)**

B. Description the application: **It is the intention of the Applicant 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. It is the further intent of the Applicant 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. Further, as a second phase to the expansion of the self-storage facility, the Applicant**

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

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.

In order to develop the property, as proposed, Applicant seeks major subdivision approval, as well as use and bulk variance relief, as identified on the Variance Plan prepared by Vincent C. Orlando, PE, of Engineering Design Associates, PA. This application is not requested site plan approval at this time and the Applicant fully understands that should the Board approve this application seeking a major subdivision and variance relief, the Applicant will be required to file a major site plan application before being issued any permits for construction on the property.

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. 40:55D-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
- 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 subdivide the existing parcel into four (4) newly-created lots and to expand the existing self-storage facility to include additional self-storage units, as identified in Section B, above.

Please see attached Variance Plan and Plan of Subdivision related to specific conditions requested below. Applicant relies upon the information contained on the enclosed plans.

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

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

2) **Size and setbacks of existing building:**

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:**

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: _____

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 (Not to Applicant's knowledge and/or belief)**

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

6) When variance approvals are requested:

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. Please see attached variance narrative.

7) All applicants must complete the following, as applicable:

Type of construction: (frame, stone, brick, cement): Testimony shall be provided by Applicant at the time of site plan application submission and hearing.

Present use of existing building(s) and premises: The Property contains both residential uses and a commercial self-storage facility.

Describe any deed restrictions affecting this property: None.

Existing and proposed number of dwelling units: Two (2) existing residential dwelling units. Two (2) residential dwelling units are proposed, along with a newly-created vacant lot for future development.

Existing and proposed square footage of professional office: Not Applicable.

Existing and proposed gross floor area: Testimony to be provided at time of site plan application hearing.

Existing and proposed parking spaces: As shown on attached Variance Plan.

Existing and proposed number of lots: One (1) existing lot. Four (4) newly-created lots are proposed through this application.

Portion of lot being subdivided: Entire parcel is being subdivided, as shown on enclosed Plan of Subdivision.

Purpose for which lots will be utilized: Proposed Lots A & C will continue to be used for residential purposes; Proposed Lot B will be utilized for future development; Proposed Lot D will continue to be utilized for a commercial self-storage facility.

Names, addresses and E-mail of all expert witness proposed to be used: Vincent C. Orlando, PE, PP, Engineering Design Associates, PA - 5 Cambridge Drive, Ocean View, New Jersey 08230.
vorlando@engineeringdesign.com

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.

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

**** Please see attached Variance Plan and Plan of Subdivision for the information requested below. ****

EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
-----------------------	--------------------------	----------	--------------------------------

LOT SIZE:

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

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

EXISTING CONDITION	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
-----------------------	--------------------------	----------	--------------------------------

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. Not to Applicant's knowledge and/or belief.

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.

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

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)

Variance Narrative attached herewith. Applicant's professional will also provide testimony on the record related to this requirement at the time of the application hearing.

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.

Variance Narrative attached herewith. Applicant's professional will also provide testimony on the record related to this requirement at the time of the application hearing.

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.

Variance Narrative attached herewith. Applicant's professional will also provide testimony on the record related to this requirement at the time of the application hearing.

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.

Variance Narrative attached herewith. Applicant's professional will also provide testimony on the record related to this requirement at the time of the application hearing.

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.

Variance Narrative attached herewith. Applicant's professional will also provide testimony on the record related to this requirement at the time of the application hearing.

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

ESCROW FEES SUBMITTED

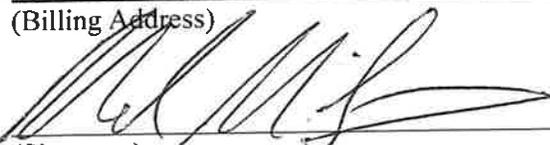
FINANCIAL RESPONSIBILITY STATEMENT

.....
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

Mark McGuire, Member of Bluefin Capital, LLC (Applicant) – (215) 872-9046
(Name) (Daytime Phone)

702 PA113, Suite B, Souderton, Pennsylvania 18964
(Billing Address)

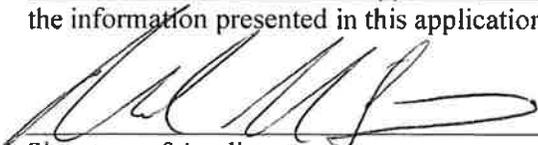

(Signature)


(Date)

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

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

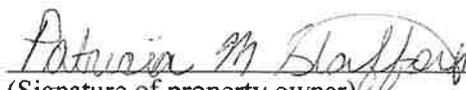
Mark McGuire, Member of Applicant, Bluefin Capital, LLC, being duly sworn according to law hereby certifies that the information presented in this application is true and accurate.



Signature of Applicant

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 November, 2025.



(Signature of property owner)

1399, Route 9 N, Clearmont, NJ - J. 08210
(Address)

(609) 675-0307
(Telephone Number)

Sworn and subscribed before me: John P. Amenhausen, Esq.

This 13th day of November, 2025.



Signature of Person authorized to take oaths – Attorney-at-Law, State of New Jersey
Bar Identification Number: 121372014

Application Checklists

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: Bluefin Capital, LLC

NAME OF OWNER: Stafford Family, LLC

NAME OF PROFESSIONAL(S): Vincent C. Orlando, PE, PP, LLA

Required Documents

- | | |
|--|------------|
| Xa) 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>N/A</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>X</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: Bluefin Capital, LLC

NAME OF OWNER: Stafford Family, LLC

BLOCK: 261 LOT: 28.04 ADDRESS: 1895 Route 9 N., Dennis Township, New Jersey 08210

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). X

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. X

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. X

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

1. Title to read "Minor Subdivision." X

2. Name of the subdivision, if any. X

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

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). X

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. X

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. X

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. X
 4. Acreage of the tract being subdivided to the nearest hundredth of an acre. X
 5. Names and addresses of owner and subdivider so designated. X
 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. X
 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. X
 8. All proposed public easements or rights-of-way and the purposes thereof. X
 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). X
 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. X
 11. North arrow. X
 12. Written and graphic scales. X
 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. N/A
 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. X
 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. X
 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. X
- d. County Planning Board (if located on County Road) N/A
- e. Sewerage Service Availability X

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

PLAT REQUIREMENTS VARIANCE
CHAPTER 165 and 185

NAME OF APPLICANT: **Bluefin Capital, LLC**

NAME OF OWNER: **Stafford Family, LLC**

BLOCK: **261** LOT: **28.04** ADDRESS: **1895 Route 9 N., Dennis Township, New Jersey 08210**

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. X

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). X

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

1. Title to read "Variance Plan." X

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

3. Street address. X

4. Name of the applicant and owner. X

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

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

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. X

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. X

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

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. X
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. X
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. X
6. All proposed private and public easements or rights-of-way and the purposes thereof. X
7. North arrow. X
8. Written and graphic scales. X
9. All required endorsements or certifications and space for the appropriate signatures. X
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 a 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. N/A
11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application.

Variance Narrative

Bluefin Capital, LLC

Application for Variance Relief & Subdivision Approval

1895 Route 9 N., Dennis Township, New Jersey 08210

Block: 261, Lot 28.02, 28.03, 28.04, on Official Tax Map of Township of Dennis

Narrative for Request for Subdivision Approval & Variance Relief:

Applicant requests major subdivision approval in order to subdivide the existing three (3) lot property into four (4) newly-created lots. While there is only one (1) additional lot being created on the Property through this application, which would typically qualify as a minor subdivision, the lot lines for each of the existing lots are being changed, thus resulting in four (4) "newly-created" lots. Based on the fact that this is a subdivision containing more than three (3) lots, Applicant is requesting major subdivision approval through this application.

Applicant requests variance relief pursuant to N.J.S.A. 40:55D-70(d)(1), N.J.S.A. 40:55D-70(d)(2), and N.J.S.A. 40:55D-70(c)(1) & N.J.S.A. 40:55D-70(c)(2) as the Applicant's proposed subdivision of the existing Property into four (4) newly-created lots, along with the proposed expansion of the existing self-storage facility on the Property, results in the use of one of the newly-created lots as a non-permitted self-storage facility, while expanding the existing self-storage facility through the development of twenty-five (25) 50' x 50' outdoor storage units and a later phased construction of a climate controlled self-storage building measuring 102' x 317'. Variance relief is also requested pertaining to the creation of a lot that does not have street frontage (proposed Lot C), maximum permitted lot coverage, and minimum required front yard setback (proposed Lot D).

The Property is particularly suited for the Applicant's proposed development as the Property has historically been utilized as a self-storage facility and will continue to be utilized in such a way through this application, albeit with an expansion of the existing commercial footprint. Additionally, the proposed residential development already exists on the Property and the Applicant's proposal to subdivide the Property in order to separate one of the existing residential units from the commercial use will remove a pre-existing non-conforming condition pertaining to multiple principal uses on the same lot, thus resulting in the newly-created parcels being more conforming to the requirements of the Municipal Land Use Law and the Dennis Township Land Development Ordinance.

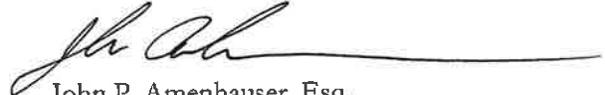
Applicant's proposal promotes the purposes of the New Jersey Municipal Land Use Law, particularly N.J.S.A. 40:55D-2(g), by providing sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens. The requested relief may also be granted under the (c)(1) hardship criteria as the proposed Lot D is a split zoned parcel that is exceptionally narrow and deep, thus making it extremely difficult to develop the commercial use without encroaching into the R-3 Zoning District. Additional purposes of zoning and testimony related to the hardship criteria will be provided by the Applicant's professional engineer and professional planner on the record at the time of the hearing on this application for major subdivision approval and variance relief under the standards set forth above.

Applicant's requested relief can be granted without substantial detriment to the public good and the zone plan and zoning ordinance of the Township of Dennis as the proposed development seeks to continue the existing uses on the Property, while separating each use into their own individual lot, and through

enhancing the existing self-storage facility by adding more storage units for use by Township residents, guests, and business owners.

Based on all the above-stated reasons, the Applicant respectfully requests that the proposed variance relief and subdivision approval that has been requested through this application be granted by the Dennis Township Consolidated Land Use Board.

Respectfully Submitted,



John P. Amenhauser, Esq.

200' List Notice

&

Newspaper Publication Notice

TO: ALL PROPERTY OWNERS WITHIN 200' OF SUBJECT PROPERTY

PLEASE TAKE NOTICE that on **Thursday, _____ 2025, 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 Bluefin Capital, LLC, regarding the property located at 1895 Route 9 N., Dennis Township, New Jersey 08210, Block 261, Lot 28.04. The property that is subject to this application presently contains the existing High and Dry Self-Storage Facility, as well as the residential dwellings and accessory structures which exist in the front of the lot toward Route 9. The Applicants seek to subdivide the existing property into four (4) newly-created lots. One of the newly-created lots will contain the existing, and proposed expanded, self-storage facility, two of the lots will continue to contain the existing residential dwellings and accessory structures, and the fourth lot will be vacant land for future development. Applicant does require variance relief pursuant to N.J.S.A. 40:55-70(d)(1), N.J.S.A. 40:55D-70(d)(2), and N.J.S.A. 40:55D-70(c)(2) in order to develop the property as proposed through this application. Specifically, the Applicant seeks to expand the existing self-storage facility by constructing twenty-five (25) new 50' x 50' outdoor storage units. Through a later phase of the proposed development, Applicant seeks to construct a 102' x 37' climate controlled self-storage building, which will replace ten (10) of the newly-proposed outdoor storage units, thus leaving fifteen (15) such outdoor storage units upon completion of both phases of proposed development. The Applicant also seeks any other variances, approval, and/or waivers required by the Dennis Township Consolidated Land Use Board in order to obtain necessary and required approvals to permit the proposed development.

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> and 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/>.

PLEASE TAKE NOTICE that on **Thursday, _____ 2025, 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 Bluefin Capital, LLC, regarding the property located at 1895 Route 9 N., Dennis Township, New Jersey 08210, Block 261, Lot 28.04. The property that is subject to this application presently contains the existing High and Dry Self-Storage Facility, as well as the residential dwellings and accessory structures which exist in the front of the lot toward Route 9. The Applicants seek to subdivide the existing property into four (4) newly-created lots. One of the newly-created lots will contain the existing, and proposed expanded, self-storage facility, two of the lots will continue to contain the existing residential dwellings and accessory structures, and the fourth lot will be vacant land for future development. Applicant does require variance relief pursuant to N.J.S.A. 40:55-70(d)(1), N.J.S.A. 40:55D-70(d)(2), and N.J.S.A. 40:55D-70(c)(2) in order to develop the property as proposed through this application. Specifically, the Applicant seeks to expand the existing self-storage facility by constructing twenty-five (25) new 50' x 50' outdoor storage units. Through a later phase of the proposed development, Applicant seeks to construct a 102' x 37' climate controlled self-storage building, which will replace ten (10) of the newly-proposed outdoor storage units, thus leaving fifteen (15) such outdoor storage units upon completion of both phases of proposed development. The Applicant also seeks any other variances, approval, and/or waivers required by the Dennis Township Consolidated Land Use Board in order to obtain necessary and required approvals to permit the proposed development.

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/>.

200' List

Elizabeth Simpkins, CTA
Tax Assessor

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214

Phone: (609) 861-9700 ext. 241
Fax: (609) 861-9719



October 24, 2025

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE
WITHIN 200 FEET OF BLOCK 261 LOT 28.04 ACCORDING TO THE OFFICIAL TAX
MAP OF DENNIS TOWNSHIP.

ATTEST *Elizabeth Simpkins*
Elizabeth Simpkins, CTA

BLOCK 261 LOT 28.04

CAPE MAY COUNTY PLANNING BOARD
DN-309, CENTRAL MAIL ROOM
CAPE MAY COURT HOUSE, NJ 08210

VERIZON COMMUNICATIONS
% ENGINEERING DEPARTMENT
10 TANSBORO RD, FL 2
BERLIN, NJ 08009

SOUTH JERSEY GAS COMPANY
% JOSEPH SCHNEIDER
GENERAL MANAGER
SYSTEM ENGINEERING & PLANNING
1 SO JERSEY PLAZA
FOLSOM, NJ 08037

CONNECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

(CONTINUED)

Elizabeth Simpkins, CTA
Tax Assessor

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214

Phone: (609) 861-9700 ext. 241
Fax: (609) 861-9719



PAGE 2
RE: BLOCK 261 LOT 28.04

COMCAST CABLE
901 W LEEDS AVENUE
ABSECON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330

STATE OF NJ-DOT
CN-600 1035 PARKWAY AVE
TRENTON, NJ 08625-0600

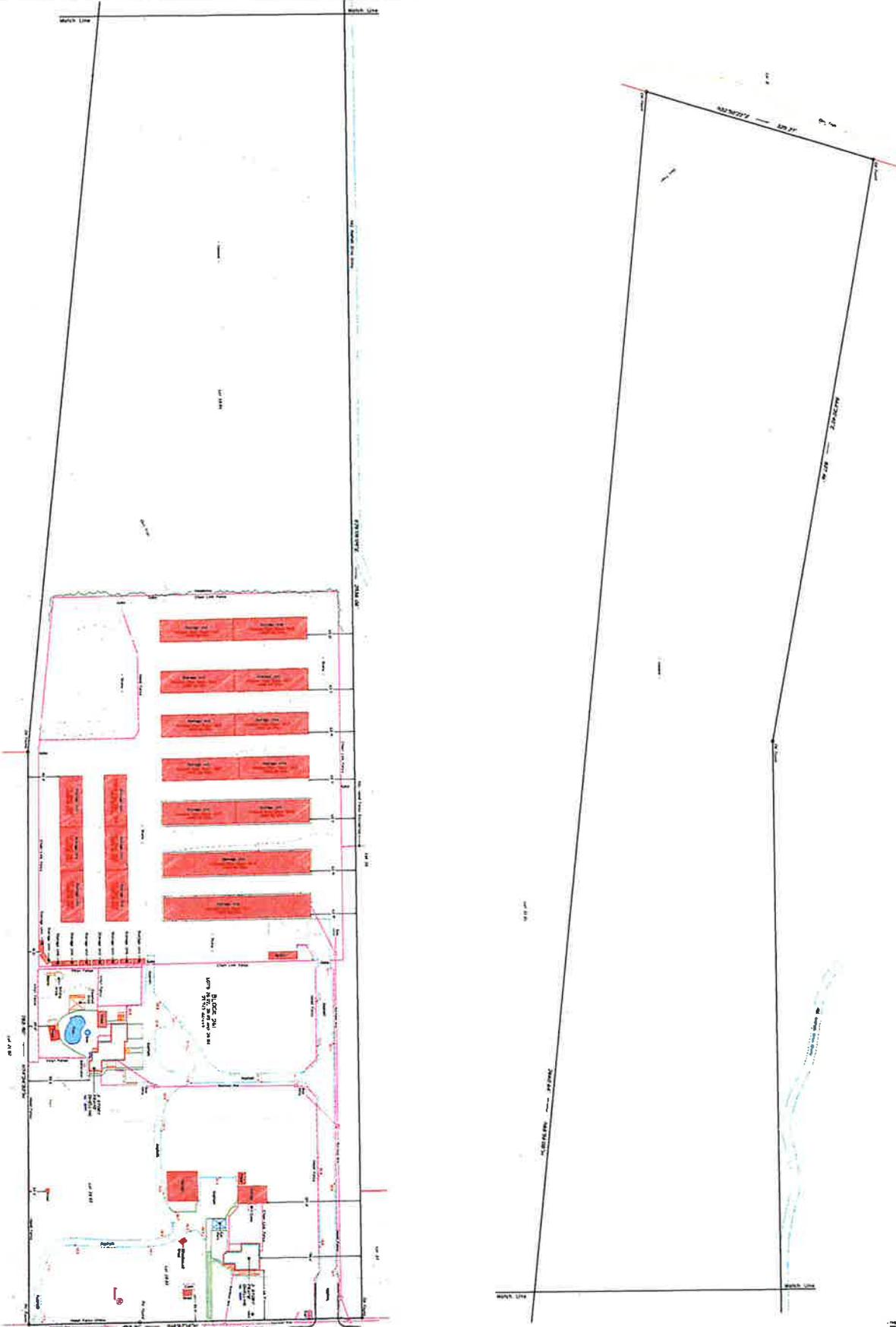
Block Lot Quel	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
261 4	13 FISH HAWK LA	2	SHUTE, THOMAS & JAMES TRUSTEES 13 FISH HAWK LA CAPE MAY COURT HOUSE, NJ	082101430
261 7.01	RT 9-REAR OB479L3	15C	STATE OF NJ DEP PO BOX 420 TRENTON, NJ	086250420
261 7.02	RT 9-REAR	15C	TOWNSHIP OF DENNIS 571 PETERSBURG RD DENNISVILLE, NJ	08214
261 8	RT 83-REAR OB479L4	1	AVALON CAMPING LLC 1917 RT 9 N CAPE MAY COURT HOUSE, NJ	082101158
261 26	1917 RT 9 OB479L20	4A	AVALON CAMPING LLC 1917 RT 9 N CAPE MAY COURT HOUSE, NJ	082101158
261 27	1909 RT 9 OB479L21	4A	CATANOSO, BRIANA 1909 RT 9 CAPE MAY COURT HOUSE, NJ	082101158
261 28.02	1889 RT 9	2	STAFFORD FAMILY LLC PO BOX 523 OCEAN VIEW, NJ	082300523
261 28.03	1883 RT 9	1	STAFFORD FAMILY LLC PO BOX 523 OCEAN VIEW, NJ	082300523
261 28.04	1895 & 1899 RT 9	4A	STAFFORD FAMILY LLC PO BOX 523 OCEAN VIEW, NJ	082300523
261 31.01	1875 RT 9	15C	CAPE MAY COUNTY 4 MOORE RD CAPE MAY COURT HOUSE, NJ	082101654
261 31.02	1879 RT 9	4A	DEEP BLUE HOLDINGS LLC 1879 RT 9 N CAPE MAY COURT HOUSE, NJ	082101154
261 31.03	1877 RT 9	2	PEDRONI, RICHARD 385 E WHEAT RD VINELAND, NJ	083609628
262 1.01	1906 RT 9	4A	B&L MARINE HOLDINGS LLC 1892 RT 9 N CAPE MAY COURT HOUSE, NJ	082101109

VARIANCE REPORT (200 Ft)

Cape May County

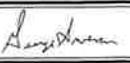
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
262 1.02	1882 RT 9	4A	GARDNER, DONNA 1830 RT 9 N CAPE MAY COURT HOUSE, NJ	082101421
262 1.03	1910 RT 9	1	BALDACCI PROPERTIES LLC 209 LEEDOM ST 2ND FL JENKINTOWN, PA	190463263
262 1.05	1892 RT 9	4A	B&L MARINE HOLDINGS LLC 1892 RT 9 N CAPE MAY COUR HOUSE, NJ	082101109
262 3	1920 RT 9	15F	1920 ROUTE 9 CONDOMINIUM 30 CHANNEL RD AVALON, NJ	082021802
262 3 C-A	1920 RT 9 #A CLERMONT NINE R E	4A	BRAUN, THOMAS & LISA 30 CHANNEL RD AVALON, NJ	082021802
262 3 C-B	1920 RT 9 #B	4A	DAY, MARGARET H LLC 10521 3RD AVE STONE HARBOR, NJ	082471271

Property Survey



NEW JERSEY STATE HIGHWAY ROUTE No. 9

THE OFFICE OF THE ENGINEER IS THE
"PROPERTY OF THE ENGINEER"
AND IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF THE ENGINEER
OR SURVEYOR.

SHEET: 1	SCALE: AS SHOWN	REVISIONS	PLAN OF SURVEY WITH ELEVATIONS	CAPE LAND SURVEYING, LLC PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER 24CA20136700 1215 S. SHORE ROAD, SUITE 1010 OCEAN VIEW, NEW JERSEY 08230			 GEORGE SWENSEN PROFESSIONAL LAND SURVEYOR No. 12001
	DATE: 4-11-25						
OP: 1	DRAWN BY: GSP						
	PROJ. NO.: 1735						

Agreement of Sale

**Cover Page & Signature Page are Attached.
Remainder of Contract is available for viewing, if
required.**

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE (the “Agreement”) is dated as of April 18, 2025 by and between:

Sellers:

STAFFORD FAMILY LLC (“SF”) (selling the Real Property – as defined in this Agreement); and **MIBO, INC. (“Mibo”)** (selling the Storage Assets – as defined in this Agreement), each having an address of 1899 Rout 9 North, Cape May Court House, NJ 08210 (individually referred to by name, or “Seller”, or collectively of “Seller” or “Sellers”, each as context dictates), and

BLUEFIN CAPITAL ACQ CO LLC,
having an address of 702 PA-113 Suite B, Souderton PA 18964 (the “Buyer”).

RECITALS

A. WHEREAS, Seller SF owns all land and improvements located at, and commonly known as, 1895 Route 9 North, Cape May Court House, NJ 08210, as identified on the Dennis Township Municipal Tax Map as Block 261, Lot 28.04 (“1895 Route 9 North”). 1895 Route 9 North includes land and improvements consisting of, among other things, two single-family dwellings, a self-storage facility with approximately 420 self-storage units, and vacant unimproved land. As further described below, Seller and Buyer are entering into this Agreement for the sale and purchase of a portion of 1895 Route 9 North which is described below as the “Self Storage Parcel,” while the remaining portion of 1895 Route 9 North, described below as the “Adjacent Lots” and “Retained Parcel,” are not being sold and purchase but retained by Seller (assuming Approvals (defined below) obtained and other terms and conditions satisfied by the parties as more particularly set forth in this Agreement). As hereafter used, the term “Self Storage Parcel” and “Real Property” shall mean the same and either term refers to the real estate that is being sold and purchased under this Agreement, and is further described on Exhibit B and Schedule 4.05a, including a graphical depiction of the Real Property being sold and purchased under this Agreement. The Real Property has a mailing address of Cape May Court House but it is located in Dennis Township. [NOTE: Graphics / Depiction of the real estate and sections – Self Storage Parcel, Adjacent Lot and Retained Lot – need some work – to be updated by Buyer]

B. WHEREAS, Seller SF, as landlord, leases the Real Property to Seller Mibo, as tenant, whereat Mibo owns, operates and manages a self-storage business (the “Business”).

C. WHEREAS, As part of Mibo’s Business, Mibo owns Storage Assets (as defined in this Agreement, including as set forth in Schedule 4.05). Storage Contracts (such as storage unit rental agreements) and Other Contracts (as those terms are defined in this Agreement, and as further identified in Schedules 4.04 and 4.08(a), respectively) are included within the meaning of Storage Assets being sold and purchased pursuant to this Agreement.

D. WHEREAS, Sellers desire to sell to Buyer, and Buyer desires to purchase from Sellers, the following:

(a) That certain portion of 1895 Route 9 North, as depicted and identified on Exhibit B and Schedule 2.05a as the “Self Storage Parcel”, consisting of approximately 10 acres, more or less. The portion of 1895 Route 9 North that is not being sold or purchased hereunder but instead is being retained by the Seller is as follows: 1) a portion of the land (including improvement located thereon) which is to be subdivided in a manner which removes such portion of land (and improvements thereon) from Block 261, Lot 28.04 and added to two adjacent lots identified as Block 261, Lots 28.02 and 28.03 (“Adjacent Lots”), and which subdivided portion therefrom together with the Adjacent Lots are not being sold and purchased under this Agreement but shall

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first written above.

Seller:

STAFFORD FAMILY LLC

By: 
Name: Patricia Stafford
Title: Member (Authorized)

Buyer:

BLUEFIN CAPITAL ACQ CO, LLC

By: 
Name: Stephen Lalor
Title: Manager

ACCEPTED BY:

ESCROW AGENT:

LAND SERVICES USA LLC

By: _____
Name: _____
Title: _____