

DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD  
Regular Meeting – October 23, 2025 – 7:00 p.m.

Attendance: Walsh, Walters, Watson, Cowan, Penrose, Germanio, Saduk, Hope, Martucci, Schwinn, Fralinger, Batastini,

**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. **(Postponed.)**

**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.

**OCEAN VIEW LIGHTHOUSE, LLC – Block 241, Lot 2.01:** Located on Route 9 in an OVC (Ocean View Center) zone. The applicant is seeking a use variance to permit 3 principal uses, as well as the expansion of a non-conforming use, and C variances for lot coverage, front yard and parking setbacks in order to construct a 40' X 80' two-story pole barn building to relocate the existing brewing operations and create a larger bar and tap room. The second story will be completed at a future date, creating a half second floor. The existing one-story building will continue to operate as a bar and tap room, and the existing brewing location will be converted to a pizza take-out.

Walsh – call meeting to order.

Roll call.

Walsh – announce applications that are postponed (Havens and Pierson)

Walsh – first application – Michael Peragine.

Carol Goloff, Esquire – attorney for applicant, gave background (previously worked for Jeff April, Esquire, former Township Solicitor. Vince Orlando has been involved with this property previously and he will make presentation.

Batastini – administer oath to Orlando and Fralinger, Orlando accepted as expert.

Orlando – introduced himself and stated his credentials. Gave brief history of property. This parcel was the subject of a conditional use variance in February, 2018. Have run into problems with sewer-ability of the site. If application is granted, applicant realizes the need to come back to talk about campground approval. Described property. Seeking subdivision off of DeVaul's Lane. Also

seeking access easement for utilities and but to campground. There are a few trailers encroaching and recognizes that the encroachment will have to be reviewed. Described surrounding lot sizes on DeVaul's Lane. Reviewed positive criteria. Not seeking any variance as to building setbacks, coverage, etc. More than enough buffering. Lot is similar in size and setbacks to other properties in the area. Intend to meet all setbacks. No substantial detriment to approval. Reviewed negative criteria. Have letter from Ocean View Fire Company Deputy Chief indicating adequate access from DeVaul's Lane exists for fire protection. Has reviewed Fralinger's report.

Walsh – any questions?

Penrose – what kind of lot is this – wooded?

Orlando – lot is wooded, high water table, intends to keep wooded, probably clear a half acre; no wetlands on this particular portion; wetlands on adjacent parcel; also will not develop 19.05.

Penrose – is this why applicant is making a 2 acre parcel?

Orlando – felt that 2 acres was appropriate to develop.

Penrose – is development of 19.04 hindered?

Orlando – wetlands is on 19.05; working on revised site plan for that area in the future but not at this time.

Walsh – is this a 3 acre zone?

Orlando – yes.

Walsh – any further questions?

Walters –

Orlando – described lot; no need for 3 acres.

Cowan – agrees with Walters if you have the space, why not make it 3 acres?

Goloff – asked Orlando to explain why limiting acreage in conjunction with the campground.

Orlando – reducing number of campsites on the property (in process).

Walsh – have ability to create a conforming lot.

Orlando – understands that and knows there are neighbors who are concerned.

Cowan – the road is 16 feet wide, if someone parks on the road how is a firetruck going to get down the road?

Orlando – if Board feels necessary, he will approach Township Committee to put up “no parking signs”.

Walsh – any other questions of Orlando, none, ask Fralinger for his report

Fralinger – engineer's report.

Walsh – any questions of Fralinger – none. Open to public.

Mark DeVaul -take oath. Owns 20 DeVaul's Lane. Discussed prior agreements and conditions. Advise that there were 3 points that needed to be considered: 1. No access from DeVaul's Lane; 2. Subdivision is listed as residential property but it is his understanding that it was converted to commercial; 3. Improvements done to meet requirements. He also indicated that he had a written agreement with Peragine in or about May 2017 – reviewed it verbally, but did not have a hard copy at this time.

Batastini – indicated that 2018 approvals are being withdrawn by applicant.

Orlando – confirm and this application has nothing to do with that agreement.

DeVaul – disagrees, continued referring to agreement. Asked if Board members had copy of the plan (it was indicated that they did). Referred to plan – referred to arrow indicating area of no access to DeVaul's Lane.

Orlando – has made it clear that area of agreement has been withdrawn from this application.

DeVaul – continued by stating that plan doesn't have a seal, which is not standard procedure; believes plan was submitted to State; no access to DeVaul's Lane; 200 foot fence constructed; and

there was a letter (he doesn't have copy). Believes this matter is a court matter and should be tabled until resolved through the court.

Goloff – attempted to speak.

DeVaul – said that it is his time to speak. Continued by indicating that the plan states it is residential and this matter should be tabled to further look into. Discussed campground lots. Wants to object to subdivision; it is possible to make the 2 acre lot 3 acres; referred to photos showing DeVaul's Lane and parking situation. A turn around area is needed for the public. There should be a 100 foot buffer for the trailers. Please don't let this happen.

Goloff – doesn't know what the "Agreement" is, only what he thinks. Agrees that there is a legitimate concern regarding campground traffic on DeVaul's Lane – concessions have been made to avoid this. Described location of proposed lots. Only traffic would be residential traffic. Many issues came up with respect to the campground area and are being addressed. There will be no access from residential to campground. With respect to change of use, the residential proposed will revert to residential that it was.

Julie Fry Derosé – take oath – owns 5 acres; they have camper encroaching on her property for years and have asked for removal and has not been done; other issues need to be resolved; Lane is very narrow and 2 cars can't pass; would like to see a turnaround. Would like to see application tabled until next month in order to get representation.

Karen Bernard – take oath – expansion of campground has been going on for 6 or 7 years; discussion on expansion; familiar with DeVaul's Lane and she feels having an additional residence would involve more traffic and should be re-visited. Also concerns with wetlands and DEP conditions. Would rather see 3 acre requirement be enforced.

Walsh – any other comment?

Bernard – ask for clarification of abandonment.

Goloff – indicated that what applicant is requesting now is less than what was previously approved and previous approvals in 2018 would be abandoned.

Orlando – not abandoning idea of campground expansion but realizes they will have to come back because previous approvals would no longer apply. No additional campsites would be created without coming back to the Board.

Walsh – there are encroachments on the 2 acre lot?

Orlando – trailers encroaching will be removed when they reach their life expectancy.

Penrose – concerned with width of DeVaul's Lane; may want to re-visit this when they decide what they are doing with the campground.

Orlando –

Watson – have any improvements been done?

Orlando – there has been no campground expansion during the last 7 years.

Watson – had heard that the trailers had been moved and now hears that they were not.

Orlando – only 1 trailer was discussed in 2018.

Watson – how many campsites are on 1 acre?

Orlando – not sure.

Fralinger – according to the information he has there are 5.69 per acre.

Orlando – indicated that the major issue he hears is the 2 acres, if Board wants 3 acres, he thinks they should postpone this application until next month.

Walsh –

Batastini – even going to 3 acres doesn't guarantee approval, but thinks it is a good idea to postpone to reach out to neighbors and have some discussion as well as movement of encroachments.

Walsh – adjournment to next month granted.

Orlando –

Batastini –

Goloff – waives time, thanks Board.

Walsh – next matter Ocean View Lighthouse.

John Amenhauser, Esquire – attorney for applicant – seeking amend site plan approval. Applicant seeking to add 40 x 80 two story pole barn to relocate the existing brewing operations and create a larger bar and tap room. The existing one story building will continue to operate as a bar and tap room and the existing brewing location will be converted to a pizza take-out. There will be an addition of 9 new parking spaces. Michael Meyers is with him as a member of the LLC.

Batastini – Orlando still under oath; administer oath to Meyers.

Amenhauser – questions to Meyers – owner and operator of LLC and business.

Meyers – they have been well received by the community; the existing building is small and they are looking for a larger space; the site is large enough to do what is proposed; wants to provide space for people to come and enjoy themselves. The hours of operation would be 12:00 p.m. – 10:00 p.m. in the summer and 6 to 8 hour in the off-season. Has 2 employees at most, runs lean. Expansion wouldn't increase number of employees. Discussed deliveries – 1 big order a month; doesn't anticipate increase in deliveries. Existing driveway will be sufficient. Deliveries are always in the morning.

Amenhauser – has nothing further.

Walsh –

Cowan – number of employees?

Meyers – has 6 total employees; pole barn would be new location for brewing; in a very small space now; pizza shop would require 1 additional employee and would be take-out only.

Walsh – hours of operation for pizza shop?

Meyers – same hours; would not have a food truck on site.

Penrose – what about the miniature golf?

Meyer – in the summer season there is one person and it is closed in the off-season; very simple operation.

Walsh –

Meyer – also thought it would be nice to offer for fundraisers.

Walsh -

Walters – will there be music?

Meyers – music only in summer, 1 or 2 times per week; usually an acoustic person to keep the cost down and is from 6 to 9 p.m.

Amenhauser - if no other questions, ask Orlando for overview.

Orlando – reviewed existing condition, there are 35 parking spaces with gravel area for additional parking if needed; Meyers wants to have a pizza take-out with pre-made pizza that is just heated up. Idea is to have space in back for people; more room; better aesthetics; will re-locate trash area. Proposing more parking; 77 seats. Applicant is on the property most of the time. Discussed variances being requested and special reasons – multiple uses; D-1 variance; D-2 variance.

Batastini – C variances are covered by D-1 variance if granted.

Orlando – agrees with Batastini; stated special reasons – same as previously approved; uses have worked well together; reviewed positive and negative criteria. Meyers has only received compliments on his business. Waivers from curbing, environmental impact statement and traffic impact study are requested.

Amenhauser – a lot of the business is “pre-packaged” asked Meyers to discuss.

Meyers – pizza made off-site and heated for order.

Penrose – concern with storage container.

Meyers – the property is dressed up for Halloween and the boxes for the displays are very large and are stored in the container. Said he did dress it up some.

Watson – If he recalls, other breweries approved weren't allowed to serve food.

Meyers – believes that is correct, but only if you have an interest in the food business.

Amenhauser – believes the brewery will bring people to the area and they, in turn, will enjoy other businesses in the area.

Batastini –

Walsh – any other questions of Orlando – none.

Fralinger – engineer's report.

Orlando – concurs with Fralinger's report.

Walsh – open to public – none.

Batastini -form of motion to approve.

Cowan – motion to approve.

Walters – second.

Roll call – motion passes.

Walsh – any correspondence – none.

Batastini – Resolutions for South Seaville and Belleplain Landfill Rehabilitation – explained.

Walsh – motion to approve.

Cowan – second.

Rollcall - motion passes.

Walsh – minutes of meeting of September 25, 2025.

Voice vote – all in favor.

Walsh – review bills.

Cowan – motion to approve.

Martucci – second.

Voice vote - all in favor.

No further business.

Meeting adjourned at 8:50 p.m.