

DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD  
Regular Meeting – December 18, 2025 – 7:00 p.m.

Attendance: Walsh , Schwinn, Watson, Penrose, Germanio, Saduk, Batastini, 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)**

**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.

Walsh – call meeting to order.

Roll call.

Batastini – advised Mr. Amenhauser, the attorney for applicant Bluefin Capital, LLC, that there are six (6) Board members present, but only five (5) of those members are able to vote on this application. Asked Amenhauser if he wished to proceed or carry to the next meeting. Amenhauser asked for time to discuss with client.

Walsh – proceed with other matters while Amenhauser speaks with his client.

Walsh – Haven application postponed.

Walsh – next matter proposed Ordinance discussion.

Batastini – ready mix concrete facilities are not permitted everywhere in the Township, the proposed Ordinance is looking to permit them in existing resource mining facilities – not permitted in industrial or residential – only in existing resource extraction facility. Ordinance goes on to say (screen shared Ordinance) that Section 185.4 lists the uses permitted. The proposed Ordinance relates to already existing resource extraction facilities, with some conditions such as setbacks, building height (35 feet max) (usually 50 to 65 feet) – if this is the normal, suggested making the height maximum 65 feet. If in residential zone, etc. applicant still needs to meet requirements. Ordinance goes on to other requirements needing to be met. Applicant would no longer have to seek use variance. As part of this, need to take a look at the Master Plan and make sure this Ordinance is not inconsistent with the Master Plan. The next issue is to approve a Resolution. Typically, the Board does not approve the same night, but the Township Committee has already had

a first reading – can't have a first reading in one year and the second reading in another year – can't overlap due to reorganization of Township. The Township Committee has asked that the CLUB approve the Resolution this evening. Discussed land use element and how it relates - 500 feet from residential and 75 feet from other. Need to protect residential and agricultural areas. Limiting ability to have such a facility at an already existing resource facility, some economic benefit, ordinance is consistent with trying to lessen the cost. Ordinance addresses ready mix concrete facilities; referred to Master Plan; proposed Ordinance goes on to try to define various uses and how various aspects are related on site. Also addresses operation, site plan and making it appropriate for area. Board's job is to go through Master Plan and decide if the proposed Ordinance is consistent with said Master Plan or not. Discussed height – limit to 66 feet total, which is a real world height. Suggest that maybe Fralinger weigh in.

Walsh – ask Fralinger for input.

Fralinger – thinks Jon has covered pretty well. Only 3 such resource extraction facilities in the Township.

Watson – ask for questions.

Fralinger – respond.

Batastini –

Watson – one facility has it, one had it and one is very close to one that has it.

Penrose – what about Dailey's Pit – believes that are still extracting. Someone indicated that that pit may be in Upper Township.

(Strange noise in background)

Walsh – in agreement with Batastini's modification to the Ordinance and kind of in favor.

(strange noise in background/seems to be coming from Barbara Balvasano's mic)

Saduk – has purchased concrete in the past and it was very expensive, thinks competition would be good and in favor – may lower prices.

Walsh – anyone else?

Schwinn – fine, more competition.

Penrose – cost is a factor as well as a job waiting for it to be delivered, there's a long waiting list.

Watson – 500 feet for residential and 75 feet for other – seems like a big drop, but has no problem with it.

Walsh – thinks it's consistent, should we vote?

Batastini – open for public comment first.

Walsh – open to public for comment – none.

Batastini – form of motion that ordinance is consistent with Master Plan and suggests changing height of stack to 66 feet.

Germanio – motion to approve.

Saduk – second.

Roll call – all in favor.

Walsh – ask Amehauser if he wants to proceed.

Amehauser – would like to proceed.

Walsh – next matter, application of Bluefin Capital, LLC.

Walsh – ask Batastini to swear in Fralinger.

Batastini – administer oath to Fralinger.

Fralinger – take oath.

John Amehauser, Esquire – attorney for applicant – this property is split zoned, 2 of the lots facing Route 9 are in Clermont Village. Propose to create separate lots, subdivide the residential out, phase 1 for a storage facility and phase 2 for a climate controlled storage facility. The first phase is

to seek use variance and subdivision. If approved, will come back for the additional approvals. Introduced his client and expert.

Batastini – administer oath to Mark McGuire and Matt Hender.

Batastini – advise that Hender has previously appeared before this Board and is recognized as a professional.

Amenhauser – questions to McGuire.

McGuire – confirm that he is contract/purchaser; primarily owns self-storage facilities in New Jersey and Pennsylvania; he is seeking to purchase this property; described self-storage units – primarily for contractor based customers, equipment that might be too tall or too large to store, current storage is some climate controlled some not; climate controlled is in demand; would be beneficial to Dennis Township and residents (phase 2).

Amenhauser -

McGuire – understands that if this application is approved this evening, he would have to come back for site plan.

Amenhauser – that is all he has.

Walsh – ask for any questions. None.

Amenhauser – questions to Hender.

Hender – described property in question, located on Route 9, 3 existing lots with 2 fronting on Route 9, one lot has a residence, one is a flag lot and one has existing storage facility. Described subdivision – Lot 20.02 would be 1 acre and 20.04 (existing dwelling in rear would remain as is and the self-storage would be a new lot; described how access would be made. Twenty five (25) 50 foot X 50 foot outside storage units, some with parking area for large equipment which would be in the rear of those units behind the self-storage units and out of sight. Two (2) newly proposed lots along Route 9 – will adjust lot line to make both conforming (one is slightly undersize). Proposed outdoor units will be to the rear of the property in what is vacant land now – property runs deep and is appropriate for this use. Expanding an already non-confirming use; his professional opinion is that special conditions of zoning can be met – positive and negative criteria were given. Very little impact on the neighborhood. Property to the south is owned by the County, to the north is owned by a campground, no impact on Route 9. Newly created lot in rear will have no frontage access other than through an easement. Discussed C variance relief – no detriment; reviewed positive and negative criteria; access areas will be stoned, which will help run-off. Discussed area of stormwater management. Nothing additional at this time.

Walsh – any questions of Hender? None.

Amenhauser – ask for engineer's report.

Walsh – ask Fralinger for his report.

Fralinger – reviewed his report.

Watson – lot coverage is 15% now and goes to 29%?

Fralinger – yes.

Watson- we would be approving that?

Batastini – explain. Question regarding Lot 28.03.

Amenhauser – it will become 28.02.

McGuire – purchasing storage building lot and 2 residential lots will remain with existing owners; losing lot area from portion being subdivide off.

Amenhauser –

Walsh – Lot 28.03 fronting route 9?

Amenhauser – Lot 28.03 will not have frontage on Route 9 – will be accessed through easement.

Batastini – asked to see plan of survey for clarification.

McGuire – advised he doesn't have access to survey.

Fralinger – has access to survey and will screen share.

Amenhauser – refer to survey and explain old and new surveys with respect to Lot 28.03.

Batastini – Lot 28.03 has no street access?

Amenhauser – moving lot lines to ensure that existing owner of property would retain ownership of this part of the property and easement would allow access.

Batastini – mention storage units.

Walsh – ask Fralinger to move screen share to left.

Fralinger – what showing is phase 1 and what is proposed is in phase 2.

Amenhauser – questions to McGuire.

McGuire – trying to marry supply of storage units as to what market wants and needs.

Batastini – go from impervious to...

McGuire – no plan to change from stone.

Batastini – mention lot coverage and building coverage – understands.

Amenhauser – any other questions for Hender or McGuire?

Walsh – thinks at this time the Board is trying to absorb what is planned – ask Board for questions – none; open to public for comments.

Chris Baylinson, Esquire – represents sellers – his understanding is that subdivision is not connected to any future site plan and the subdivision can be perfected.

Amenhauser – doesn't know terms of agreement of sale and doesn't represent his client in that aspect.

Baylinson –

Batastini – technically agree.

Baylinson – only lot line being shifted, doesn't affect drainage.

Fralinger – drainage will be affected somewhat due to the storage units.

Baylinson – withdraw question.

Walsh – ask public for comment.

Batastini –

Amenhauser -

Baylinson -

Batastini – any public comment (Refer to people showing on Zoom screen - Stafford (property owner) and Helena (asked if anyone knows her).

Walsh – ask Helena if she wishes to comment. (No response from Helena.)

Batastini – remind Amenhauser that only 5 members are able to vote on this application and 1 no vote is a denial.

Amenhauser – advised that he understands.

Batastini – advise Board.

Amenhauser – if anyone wants clarification, please ask now.

Walsh – split vote?

Batastini -form of motion to approve - permit lot line adjustments as shown (described lot adjustments) and subdivision (described); D-2 variance -expansion of non-conforming use. (D1, D2 variances, major subdivision, variances and does not include site plan.

Watson – motion to approve.

Schwinn – second.

Roll call – all voting members in favor.

Walsh – Resolutions,

Batastini – Pierson Resolution.

Walsh – motion to approve.

Saduk – second.  
All in favor.

Batastini – Peregrine Resolution.  
Saduk -motion to approve.  
Schwinn – second.  
Rollcall – all in favor.

Batastini – Fenimore Resolution.  
Watson – motion to approve.  
Penrose – second.  
Roll call – motion passes.

Walsh – minutes 11/20/25 meeting.  
Voice vote – all in favor.

Walsh – bills.  
Saduk – motion to pay.  
Germanio – second.  
Roll call – all in favor.

Batastini – has not heard anything on the Pierson appeal – wished all happy holidays.

Meeting adjourned 8:30 p.m.