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• MEMBER OF NJ, PA AND NY BARS

January 14, 2026

Township of Dennis  
Consolidated Land Use Board  
571 Petersburg Road  
P.O. Box 204  
Dennisville, NJ 08214

Re: Application for Ryan Stackhouse obo  
Tamerlane Campground, Inc.  
Block 256.05, LOT 39

**REVISED LEGAL MEMORANDUM**

The applicant seeks variance relief in connection with the construction of a maintenance building within the existing Tamerlane Campgrounds, a permitted conditional use in the R-3 District of Dennis Township. Specifically, the applicant seeks (i) bulk variance relief pursuant to N.J.S.A. 40:55D-70(c)(2) for a reduced side-yard setback, and (ii) conditional use variance relief pursuant to N.J.S.A. 40:55D-70(d)(3) for deviation from a conditional use standard.

**Description of Relief Requested**

The proposed maintenance building complies with the front-yard setback requirements of the zoning ordinance. Campgrounds, however, are subject to a 100-foot side-yard setback as a condition of approval, and the proposed building provides a 60-foot setback instead. A separate utility building is also proposed and fully conforms to all applicable bulk and conditional use standards; therefore, no variance relief is requested for that structure. The relief sought is limited solely to the maintenance building.

**C(2) Bulk Variance Analysis**

The applicant seeks a "flexible c" variance pursuant to N.J.S.A. 40:55D-70(c)(2), which may be granted when the purposes of the Municipal Land Use Law would be advanced by the deviation and the benefits of the variance substantially outweigh any detriment. Unlike a C(1) hardship variance, a C(2) variance focuses on the overall site design, functionality, and advancement of zoning purposes, rather than on property-based hardship. The applicant

must satisfy both the positive and negative criteria.

The positive criteria are satisfied because the proposed location advances several specific purposes of the Municipal Land Use Law. Purpose (a), encouraging the appropriate use and development of land, is advanced because the maintenance building is located within the existing operational area of the campground, where such functions are logically and efficiently situated. Purpose (g), providing sufficient space in appropriate locations for necessary uses, is satisfied because the proposed location accommodates essential maintenance operations without encroaching upon trailer sites or guest-use areas. Purpose (i), promoting a desirable visual environment, is furthered by clustering the building with existing service structures and away from active recreational or residential portions of the campground. Purpose (m), encouraging the efficient use of land, is advanced because this placement minimizes clearing, grading, and disruption to the established circulation and site layout. Strict compliance with the 100-foot setback would force the structure into a less suitable and more disruptive location.

The negative criteria are also satisfied. Although the property abuts a school, the proposed 60-foot setback continues to provide a substantial physical buffer. The maintenance building is a low-intensity, internal operations structure and will not generate noise, traffic, lighting, or activity that would adversely affect the adjoining school property. Accordingly, the variance will not result in any substantial detriment to the public good, nor will it substantially impair the intent and purpose of the zoning ordinance.

#### **(d) (3) Conditional Use Variance Analysis**

Because campgrounds are permitted as a conditional use in the R-3 District, and because the proposed side-yard setback deviates from a condition specifically imposed on that use, the application also requires relief pursuant to N.J.S.A. 40:55D-70(d)(3). A (d)(3) variance applies where the proposed use is permitted by ordinance, but one or more of the ordinance's conditions cannot be met.

This is not a request to introduce a use not contemplated by the zoning ordinance, but rather a limited deviation from a dimensional standard applicable to an otherwise permitted conditional use.

The applicant satisfies the positive criteria for a (d)(3) variance because the proposal continues to advance the general welfare and the purposes of zoning. The maintenance building is an accessory

and functionally necessary component of the campground use, and its placement supports the efficient and safe operation of the facility. The requested deviation allows the conditional use to function as intended by the ordinance without undermining the character of the zone or the conditional use framework established by the Township.

The negative criteria are likewise satisfied. The deviation will not result in substantial detriment to the public good, as the reduced setback maintains a meaningful buffer to the adjoining school property and does not introduce new impacts related to traffic, noise, lighting, or intensity of use. Nor does the deviation substantially impair the intent and purpose of the zone plan or zoning ordinance. The essential purpose of the conditional use setback requirement - maintaining separation and compatibility between uses - is preserved through the continued 60-foot buffer and the low-impact nature of the structure.

Requiring strict compliance with the 100-foot setback would undermine, rather than further, the zoning ordinance's intent by forcing the building into a more disruptive location. Granting the requested relief therefore represents a reasonable, limited adjustment that allows the conditional use to operate efficiently, yet harmoniously with surrounding properties.

#### **Conclusion**

Because the proposed maintenance building results in a more functional and efficient site layout, preserves a substantial buffer to the adjoining school, minimizes environmental disturbance, and produces benefits that substantially outweigh any detriments, the application satisfies both the C(2) and (d)(3) variance standards. Approval of the requested relief is therefore appropriate and consistent with the Municipal Land Use Law and the intent of the Dennis Township zoning ordinance.

Very truly yours,  
BARRY, CORRADO & GRASSI, P.C.



ERIKA LEZAMA-SIMONSON

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CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
P.O. BOX 204  
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PART II

DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

A. Applicant's Name Ryan Stackhouse obo Tamerlane Campground, Inc.  
Applicant's Mailing Address: 27 Siskin Lane, Cape May Court House, NJ 08210  
\*Applicant's E mail Address rynstackhouse@aol.com  
Phone Number (Home) 609-846-8601 (Work) \_\_\_\_\_  
Owner's Name Ryan Stackhouse  
Owner's Mailing Address 27 Siskin Lane, Cape May Court House, NJ 08210

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: Ryan Stackhouse Name: Jenna Stackhouse  
Address: 27 Siskin Lane, CMCH NJ, 08210 Address: 27 Siskin Lane, CMCH NJ, 08120  
609-846-8601 609-624-0767

Name: Diane Stackhouse Name: \_\_\_\_\_  
Address: 936 Grande Haven Drive Address: \_\_\_\_\_  
Titusville, FL 32780 \_\_\_\_\_

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 2241 US-9, Cape May Court House, NJ 08210 (Street address)

Block(s) 256.05 Lot(s) 39 Zone R3

B. Description the application: It is the intent of the applicant to construct 2,304 (36'x64') maintenance building and 4,000 SF (40' x 100') "utility" building. The proposed maintenance building complies fully with the required front-yard setback; however, it cannot meet the ordinance's 100-foot side-yard setback requirement. The applicant proposes a 60-foot setback instead. A separate utility building is also proposed and fully conforms to all bulk requirements; therefore, no variance is requested for that structure. The application is limited solely to the maintenance building.

The campground is a permitted conditional use located in the R3 District. Accordingly, pursuant to N.J.S.A. 40:55D-70(c)(2) and -70(d)(3) the proposed use will require a variance from the Dennis Township ordinance section 185-14, which establishes the minimum area and yard requirements in the R3 District.

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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. 40:55D070d)
  - (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 (erect, alter, convert, use) a \_\_\_\_\_

1) Said property is: 34.38 acres \_\_\_\_\_ (Give dimensions and area)  
 and has the following structures: \_\_\_\_\_

2) Size and setbacks of existing building: SEE ATTACHED ADDENDUM.

Width of building: \_\_\_\_\_ Length of building: \_\_\_\_\_

Height: \_\_\_\_\_ Stories: \_\_\_\_\_

Front: \_\_\_\_\_ Rear: \_\_\_\_\_

Side: \_\_\_\_\_ Side: \_\_\_\_\_

% Building Coverage: \_\_\_\_\_ % Impervious Surface Coverage: \_\_\_\_\_

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3) Size and setbacks of proposed building and/or addition: SEE ATTACHED ADDENDUM.

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: R-3

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

"If yes, state the nature, date and the disposition of said matter include a copy of the Resolution, a copy of the building permit or any other pertinent information previously submitted"

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6) When variance approvals are requested:

- a. Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance. SEE ATTACHED ADDENDUM.
- 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. SEE ATTACHED ADDENDUM

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

Type of construction: (frame, stone, brick, cement) Frame

Present use of existing building(s) and premises: new building

Describe any deed restrictions affecting this property: None

Existing and proposed number of dwelling units: Zero

Existing and proposed square footage of professional office: proposed: 36' x 64' maintenance building

Existing and proposed gross floor area: proposed: 36' x 64' maintenance building

Existing and proposed parking spaces: N/A

Existing and proposed number of lots: N/A

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: Maintenance Building

Facilities for solid waste and recyclables. N/A

A photograph(s) of the land and building(s) involved in the application.

Names, addresses and E-mail of all expert witness proposed to be used: \_\_\_\_\_

Vincent C. Orlando, N.J.P.E. Of Eda, 5 Cambridge Drive, Unit 1, Ocean View, NJ 08230 - 609-390-0332  
vorlando@engineeringdesign.com

Mark Gibson, Gibson Associates, P.A.— Surveyor — 522 Sea Isle Blvd., Ocean View NJ 08230 - 609-624-1944  
mgibson@gibsonassoc.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.

EXISTING  
CONDITION

REQUIRED BY  
ORDINANCE

PROPOSED

VARIANCE  
REQUIRED  
YES/NO

LOT SIZE:

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Lot Area

SEE ATTACHED ADDENDUM.

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

EXISTING  
CONDITION

REQUIRED BY  
ORDINANCE

PROPOSED

VARIANCE  
REQUIRED  
YES/NO

PARKING

No. of Spaces

SIGNS

Size

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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.

N/A

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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.

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)

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.

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

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variance not be granted to you.

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.

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.

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**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**

Ryan Stackhouse  
\_\_\_\_\_  
(Name)

609-846-8601  
\_\_\_\_\_  
(Daytime Phone)

27 Siskin Lane, Cape May Court House, NJ 08210  
\_\_\_\_\_  
(Billing Address)

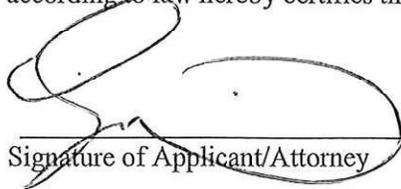
 1/15/26  
\_\_\_\_\_  
(Signature) (Date)

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

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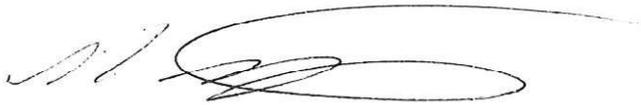
Frank L. Corrado, Esq. & Erika Lezama-Simonson Being duly sworn  
(Name of Applicant or Attorney Representing)

according to law hereby certifies that the information presented in this application is true and accurate.

  
Signature of Applicant/Attorney

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 15 day of 2026

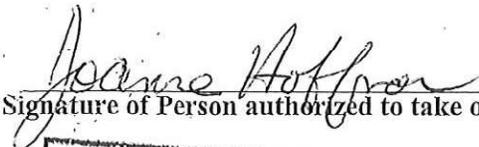
  
(Signature of property owner)

27 Siskin Lane, Carmel NJ 08210  
(Address)

609-846-8601  
(Telephone Number)

Sworn and subscribed before me:

This 15 day of 2026

  
Signature of Person authorized to take oaths - Notary



TOWNSHIP OF DENNIS  
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**PART III ADMINISTRATIVE COMPLETENESS**

**APPLICATION CHECKLIST**

(Please submit with your application document)

NAME OF APPLICANT: Ryan Stackhouse obo Tamerlane Campground, Inc.

NAME OF OWNER: Ryan Stackhouse obo Tamerlane Campground, Inc.

NAME OF PROFESSIONAL(S): Vince Orlando (Engineer and Professional Planner) & Mark Gibson (Surveyor)

**Required Documents**

- |  |                      |
|--|----------------------|
| a) 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>          N/A</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>          N/A</u> |

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**PLAT REQUIREMENTS VARIANCE**  
**CHAPTER 165 and 185**

NAME OF APPLICANT: Ryan Stackhouse obo Tamerlane Campground, Inc

NAME OF OWNER: Ryan Stackhouse obo Tamerlane Campground, Inc.

BLOCK: 256.052 LOT: 39 ADDRESS: 2241 US-9, Cape May Court House, NJ 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

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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 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. \_\_\_\_\_X
11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application. \_\_\_\_\_X

**PLAT REQUIREMENTS**

**SITE PLAN- PRELIMINARY and FINAL**

NAME OF APPLICANT: Ryan Stackhouse obo Tamerlane Campground, Inc

NAME OF OWNER: Ryan Stackhouse obo Tamerlane Campground, Inc.

BLOCK: 256.05 LOT: 39 ADDRESS: 2241 US-9, Cape May Court House, NJ 08210

**Preliminary Plat Requirements**

a. *General Requirements.*

1. Any preliminary plat of a site plan presented to the Planning Board or Board of Adjustment for its approval shall be signed and appropriately sealed by an architect, professional engineer, land surveyor and/or professional planner licensed to practice in the State of New Jersey; provided, however, that sanitary sewer, water distribution and storm drainage plans and water and sewage treatment plans may only be signed and sealed by a professional engineer. X

2. Site plans shall not be drawn at a scale smaller than one inch equals fifty feet (1"=50') or larger than one inch equals ten feet (1"=10'). If the size of the site would require the use of sheets larger than thirty inches by forty-two inches (30" x 42") in order to show the entire site on one (1) sheet, the detailed information for the site plan shall be shown in sections on sheets not larger than thirty inches by forty-two inches (30" x 42"), which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one inch equals two hundred feet (1"=200'). X

The site plan shall be based on a monumented, current certified boundary survey. The date of the survey and the name of the person making same shall be shown on the map. If twelve (12) months or more has passed since the date of (or date of last recertification of) the survey, it shall be recertified and if necessary, brought up to date. X

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

1. Title to read "Preliminary Site Plan." X

2. Name of the development, if any. X

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

4. Names, signatures, addresses, and license numbers of engineer, architect, land surveyor, or planner who prepared the plan and their embossed seal(s). X

5. If the site plan contains more than one (1) sheet, each shall be numbered and titled. X

- c. A schedule shall be placed on the site plan indicating:
1. The acreage of the tract and site (the portion of the tract involved in the site plan).   X
  2. The floor area of the existing and proposed buildings (listed separately).   X
  3. The proposed use or uses and the floor area devoted to each use.   X
  4. The zone district in which the site is located.   X
  5. Tax map sheet, block and lot number of the site, as shown on the latest Township tax map, the date of which should also be shown.
  6. Names and addresses of owner and developer, so designated.   X
  7. Proposed and required lot dimensions and front, rear and side setbacks.   X
  8. Proposed and required off-street parking spaces.
  9. The square footage and the percentage of the site that is: (a) Occupied by buildings   X
  - (b) Impervious   X
  10. All variances requested.   X
- d. North arrow and written and graphic scales.   X
- e. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Board in the determination of floodway and flood hazard area limits.   X
- f. The boundary, nature, and extent of marshes, wetlands, dunes and water areas within the site and within two hundred feet (200') thereof.   X
- g. Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles, and all other topographical features of a physical or engineering nature within the site and within fifty feet (50') thereof.   X
- h. All existing structures on the site and within fifty feet (50') thereof, including their use, indicating those to be destroyed or removed and those to remain.   X
- i. Location, use, finished grade level, ground coverage, first floor, front, rear and side setbacks of all existing buildings and other pertinent improvements.   X
- j. Existing and proposed public easement or rights-of-way and the purposes thereof.   X

k. A grading plan showing existing and proposed grading contours at one foot (1') intervals throughout the tract, or spot elevations if acceptable to the Board Engineer. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) and source of datum shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading. Also, a site bench mark shall be labeled on the plan.

1. *On-Site Drainage Plan:*

1. The drainage plan shall be presented in graphic form which shall clearly show the street and lot layout and those items which are pertinent to drainage including existing and proposed contours and spot elevations as previously required.

2. The plan shall outline each area contributing to each inlet.

3. All proposed drainage shall be shown with pipe type and sizes, invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown.

4. The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in this Ordinance.

m. *Off-Site Drainage Plan.* The plat shall also be accompanied by an off-site drainage plan prepared in accordance with the following standards:

1. The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.

2. The pertinent off-site existing drainage shall be shown with elevations of inverts and grates to the nearest one-hundredth of a foot (.01').

3. To the extent that information is available and may be obtained from the County or Municipal Engineer, any existing plans or drainage improvements shall be shown.

4. In the event a temporary drainage system is proposed, full plans of that system shall be shown.

5. The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross-sections at intervals not exceeding one hundred feet (100') shall be shown for all open channels.

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n. If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing:

- 1. Existing and proposed final grades and slopes.   X
- 2. Pipe sizes, slope, type, inverts, and grate or rim elevation of drainage and sanitary sewage facilities.

o. *Boring Logs.* A Soils Engineer's Report shall conform:

- Borings shall be spaced evenly throughout the site.   X
- 2. One (1) boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten feet (10') below proposed or existing grade.   X
- 3. In addition to the above, in those areas where the water table is found to be five feet (5') or less below existing or proposed grade, two (2) additional borings per acre (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed.   X
- 4. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one-tenth of a foot (.1').
- 5. Based on the borings, the site plan shall clearly indicate all areas having a water table within two feet (2') of the existing surface of the land, or within two feet (2') of proposed grade; or all areas within which two feet (2') or more of fill is contemplated or has previously been placed.

p. Zone district boundaries and a portion of the Tax Map Sheet shall be reproduced for a minimum distance of five hundred feet (500') surrounding the site upon which the following shall be indicated:   X  

- 1. The site;
- 2. Zone district boundaries;
- 3. Tax map sheet;   X
- 4. Lot and block numbers;   X
- 5. Name of all owners within two hundred feet (200') of the site;   X
- 6. Streets with names;   X
- 7. Scale and north arrow.   X

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q. *Key Map*: A portion of the U.S. Geological Survey map shall be shown (scale 1"=2,000') indicating the following:

- |  |          |
|--|----------|
| 1. The site;   | X        |
| 2. U.S.G.S. map number;  | <u>X</u> |
| 3. Scale and north arrow.  | <u>X</u> |
|  |          |
| r. The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.  | <u>X</u> |
|  |          |
| s. The capacity of off-street parking areas and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single unit trucks or buses, and semi-trailers that will enter the site each day. | X        |
|  |          |
| t. Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation. If the developer desires to have the appropriate provisions of N.J.S.A. 39:1 et seq. governing motor vehicle operation made applicable to the site, thereby allowing municipal police regulation of traffic control devices, he shall submit a formal request and a detailed plan meeting the requirements of the New Jersey Department of Transportation. The Township Engineer will advise the developer regarding the details of such a plan. | X        |
| u. The location and size of proposed loading docks. v. Location of curbs and sidewalks.  | <u>X</u> |
| w. Cross-sections showing the composition of pavement areas, curbs, and sidewalks.   | <u>X</u> |
| x. Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.   | <u>X</u> |
|  |          |
| y. Landscaping and screening plan showing the location, type, spacing, and number of each type of tree or shrub, the location, type and amount of each type of ground cover to be utilized, and plant list and planting details for trees, shrubs, and/or ground cover.  | <u>X</u> |
|  |          |
| z. Location of signs and drawn details showing the size, nature of construction, height and content of all signs.  | <u>X</u> |
|  |          |
| aa. Drawn details of the type of screening to be utilized for refuse and recyclable material, storage areas, outdoor equipment and bulk storage areas.   | <u>X</u> |

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bb. Floor plans and building elevation drawings of any proposed structure or structures, or existing structures to be renovated. X  
\_\_\_\_\_

cc. Location of handicapped facilities including parking spaces and ramps (where applicable). X\_\_\_\_\_

dd. *Sectionalization and Staging Plan.* Developers of large uses such as shopping centers, multi-family dwellings, office parks or other such uses proposed to be developed in stages shall submit a sectionalization and staging plan showing the following:

1. The anticipated date for commencing construction of each section or stage. The staging of development on the site shall be such that if development of the site were discontinued after the completion of any stage, the developed portion of the site would comply in all respects to the requirements of this Ordinance and be provided with adequate drainage and utility systems. X\_\_\_\_\_

2. Those improvements that will be completed in each stage prior to application for Certificate of Occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings in the site and adjoining properties. X\_\_\_\_\_

ee. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site, and provisions to be made for site maintenance.

ff. Such other information as the Planning Board and/or Township Engineer may request during site plan review. \_\_\_\_\_

MISCELLANEOUS REQUIREMENTS THAT MAY BE REQUIRED \_\_\_\_\_

- 1. COST OF IMPROVEMENTS ESTIMATE \_\_\_\_\_
- 2. SIGHT TRIANGLE – CORNER PROPERTIES \_\_\_\_\_
- 3. SOIL EROSION PLAN \_\_\_\_\_
- 4. OTHER AGENCY REQUIREMENTS
  - a. County Planning Board \_\_\_\_\_
  - b. New Jersey Water Company \_\_\_\_\_
  - c. Waterfront Development (CAFRA) \_\_\_\_\_
  - d. Adequacy of Utility Service \_\_\_\_\_

**Final Plat Requirements.**

The final plat shall include all data required for the preliminary plat of the site plan and shall be drawn to incorporate all changes required as a condition of preliminary approval and shall be drawn by persons and to specifications as required for a preliminary plat and shall be titled "Final Plat - Site Plan." \_\_\_\_\_

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

**CONFIRMATION OF PAID TAXES**

[24 HOUR NOTICE MAY BE REQUIRED]

TO BE COMPLETED BY APPLICANT AND RETURNED TO THE TAX COLLECTION OFFICE

Ryan Stackhouse obo Tamerlane Campground, Inc. \_\_\_\_\_

BLOCK: 256.05 LOT: 39

STREET ADDRESS: 2241 US-9, Cape May Court House, NJ 08210

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 11/10/25

Taxes paid through 4th QTR quarter 2025

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Momonheim  
Tax Collector

1/15/26  
Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

NOTICE TO BE PUBLISHED IN OFFICIAL NEWSPAPER

Applicant's Name: Ryan Stackhouse  
obo Tamerlane Campground, Inc.

Applicant's Address: 27 Siskin Lane  
Cape May Court House, NJ 08210

Owner's Name: Ryan Stackhouse  
obo Tamerlane Campground, Inc.

Owner's Address: 27 Siskin Lane  
Cape May Court House, NJ 08210

Property Description: Block 256.05, Lot 39

Property Address: 2241 Route 9  
Ocean View, NJ 08210

PLEASE TAKE NOTICE that on **Thursday, January 22, 2026, at 7:00 pm**, a hearing will be held via video conference before the **Dennis Township Consolidated Land Use Board** to consider an Application for a bulk variance pursuant to N.J.S.A 40:55D-70(c)(2), on the premises located at the Tamerlane Campground, 2241 US-9, Cape May Court House, NJ 08210.

The applicant seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c)(2) and -70(d)(3) to permit the construction of a maintenance building within the Tamerlane Campgrounds in Dennis Township.

The proposed maintenance building complies fully with the required front-yard setback; however, it cannot meet the ordinance's 100-foot side-yard setback requirement. The applicant proposes a 60-foot setback instead.

The campground is a permitted conditional use located in the R3 District. Accordingly, pursuant to N.J.S.A. 40:55D-70(c)(2) and -70(d)(3) the proposed use will require a variance from the Dennis Township ordinance section 185-14, which establishes the minimum area and yard requirements in the R3 District.

Applicant also seeks any other variances or waivers deemed necessary by the Board to permit the project. If deemed necessary,

the applicant will also seek amended preliminary and final site plan approval.

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 plan and application materials.

All parties to the hearing, including the public, must no less than two days in advance of the meeting, provide 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 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.

There shall be no in-person attendance at the hearing by the applicant, the Board or the public.

**INSTRUCTIONS TO PARTICIPATE IN VIRTUAL ONLINE MEETING:**

In order to participate in this hearing including the opportunity to comment, the following options are available:

**Option 1)** Join the video conference and be able to see, hear, and participate during the meeting. This is how the Board Members will be participating in the meeting.

1. Download the "Zoom Cloud Meeting" app on your phone or computer.
2. Sign up for a free Zoom account.
3. Log into the meeting at or before 7:00 pm using this link:  
<https://us02web.zoom.us/j/7322070000?pwd=T0hOdVNNbFlVTjdBb3loVFNkc0oxQT09&omn=87949581905>

Meeting ID: 732 207 0000 .

Password: 737811

**Option 2)** Join the meeting over the telephone. You will be able to hear and speak during the meeting, but not see the video.

1. Call (929) 205-6099 from any telephone:
2. Enter the meeting ID: 732 207 0000
3. Enter the password: 737811
4. It will ask you for a participant ID. You can enter a number of your choosing or just hit #.

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/>.



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Erika Lezama-Simonson, Esquire  
ATTORNEY FOR RYAN STACKHOUSE  
OBO TAMERLANE CAMPGROUND, INC.

**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



**Elizabeth Simpkins, CTA**  
Tax Assessor

November 12, 2025

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE  
WITHIN 200 FEET OF BLOCK 256.05 LOT 39 ACCORDING TO THE OFFICIAL TAX  
MAP OF DENNIS TOWNSHIP.

ATTEST *Elizabeth Simpkins*  
Elizabeth Simpkins, CTA

BLOCK 256.05 LOT 39

N-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

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

(CONTINUED)

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



**Elizabeth Simpkins, CTA**  
Tax Assessor

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

PAGE 2  
RE: BLOCK 256.05 LOT 39

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

VARIANCE REPORT (200 Ft)

Cape May County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
253.03 18	2230 RT 9 OB471L5.01	2	DE ROSE, JOSEPH F JR & WENDY A TRST 12 CEDAR DR CAPE MAY COURT HOUSE, NJ	082101105
253.03 19	2 CEDAR DR OB471.03L1	2	CALLAHAN, SUSAN L 2 CEDAR DR CAPE MAY COURT HOUSE, NJ	082101105
253.03 20	6 CEDAR DR OB471.03L2	2	BOYD, BARBARA J 6 CEDAR DR CAPE MAY COURT HOUSE, NJ	082101105
253.03 42	7 CEDAR DR OB471.01L4	2	POULLIOT, DALE T & JANE L PO BOX 321 OCEAN VIEW, NJ	082300321
253.03 43	2246 RT 9 OB471.01L3	2	PORCARO, LINDA 2246 RT 9 N CAPE MAY COURT HOUSE, NJ	082101166
253.03 44	2250 RT 9 OB471.01L2	2	LOVE, PATRICK & JOANN 3460 SAINT VINCENT ST. PHILADELPHIA, PA	191491626
253.03 45	2254 RT 9 OB471.01L1	2	KELLER, THOMAS L & NANCY A 2254 RT 9 N CAPE MAY COURT HOUSE, NJ	082101116
256.05 13	336 KINGS HWY OB475L12	15E	DIOCESE OF CAMDEN 631 MARKET ST 2ND FL CAMDEN, NJ	081021103
256.05 14.01	358 KINGS HWY	4A	VINTAGE PROPERTIES LLC 366 OLD WHITE HORSE PIKE WATERFORD WORKS, NJ	080892238
256.05 36.15	2261 RT 9	2	BAKER, MICHAEL W & CONSTANCE J ZUEHL 2261 ROUTE 9 N CAPE MAY COURT HOUSE, NJ	082101165
256.05 36.15 B01	2261 RT 9	4A	BAKER, MICHAEL W & CONSTANCE J Z 2261 ROUTE 9 N CAPE MAY COURT HOUSE, NJ	082101165
256.05 36.16	14 DEVON CT	2	HUSSAR, KATHI C & ROBERT J 14 DEVON CT CAPE MAY COURT HOUSE, NJ	08210
256.05 36.17	15 DEVON CT	2	SCHER, DAVID A & BARBARA A 15 DEVON CT CAPE MAY COURT HOUSE, NJ	082101114

VARIANCE REPORT (200 Ft)

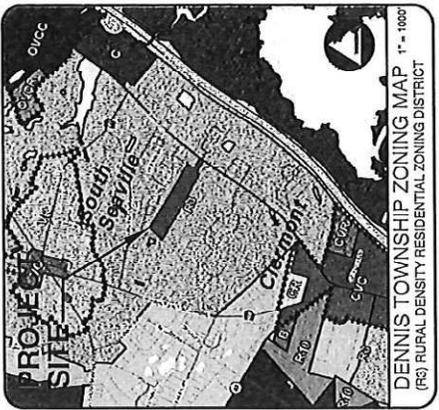
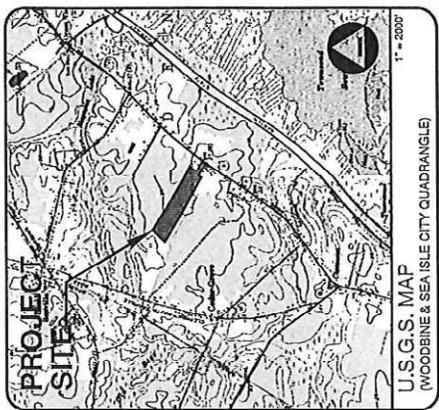
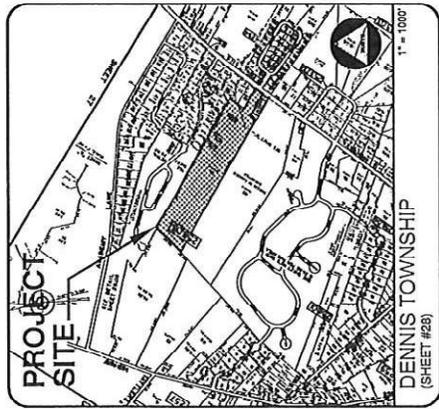
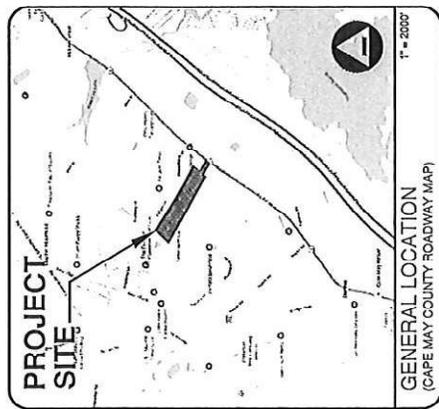
Cape May County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
256.05 36.19	23 ALEXANDRA WAY	2	CLINE, PATRICK & SUSAN 23 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ	082101152
256.05 36.20	25 ALEXANDRA WAY	2	GONZALES, JANE L 25 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ	082101152
256.05 36.21	27 ALEXANDRA WAY	2	SMITH, ALYSSA L & MCDERMOTT, DAYNA 27 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ	082101152
256.05 36.22	31 ALEXANDRA WAY	2	KULP, KEVIN & CHRISTINA BECKHAM 15 SOLDIER SONG LN MEDIA, PA	190635222
256.05 36.23	35 ALEXANDRA WAY	2	HUNTER, JEROMIE & NONA 35 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ	082101152
256.05 36.24	39 ALEXANDRA WAY	2	DEVICO, ANTHONY & JENNIFER 202 MECHANIC ST CAPE MAY COURT HOUSE, NJ	082101826
256.05 36.25	43 ALEXANDRA WAY	2	KHAN, UMAIR 43 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ	082101152
256.05 36.26	4 OXFORD CIRCLE	2	CHEW, DONALD P & JANE B 4 OXFORD CIRCLE CAPE MAY COURT HOUSE, NJ	082101126
256.05 36.27	8 OXFORD CIRCLE	2	BARNETT, CHARLES & SUSAN 8 OXFORD CIRCLE CAPE MAY COURT HOUSE, NJ	082101126
256.05 36.28	12 OXFORD CIRCLE	2	THOMPSON, ROBT & ROSEANN 12 OXFORD CIRCLE CAPE MAY COURT HOUSE, NJ	082101126
256.05 36.29	16 OXFORD CIRCLE	2	GASKILL, STEPHEN & HOLLY 16 OXFORD CIRCLE CAPE MAY COURT HOUSE, NJ	082101126
256.05 36.30	20 OXFORD CIRCLE	2	CALVITTI, JOSEPH J JR & JACQUELINE A 20 OXFORD CIRCLE CAPE MAY COURT HOUSE, NJ	082101126
256.05 36.31	67 ALEXANDRA WAY	2	ROHE, JOSEPH JR 67 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ	082101152

VARIANCE REPORT (200 Ft)

Cape May County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
256.05 36.32	71 ALEXANDRA WAY	2	RESCIGNO, ANTHONY JR & GERALDINE 71 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ	082101152
256.05 36.33	75 ALEXANDRA WAY	2	KRAYER, ROBERT W & WENDY L 75 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ	082101152
256.05 37	2255 RT 9 OB475L17	2	SMITH, CLARENCE III 5015 LANDIS AVE SEA ISLE CITY, NJ	082431740
256.05 38	2249 RT 9 OB475L18	2	GLAZIER, JOSEPH R 2249 RT 9 N CAPE MAY COURT HOUSE, NJ	082101165
256.05 39	2241 RT 9 OB475L19	4A	TAMERLANE CAMPGROUND INC PO BOX 510 OCEAN VIEW, NJ	082300510
256.05 40	2237 RT 9 OB475L20	2	SCHROTER, BONNIE L 2237 RT 9 N CAPE MAY COURT HOUSE, NJ	082101165
256.05 41	2235 RT 9 OB475L21	2	ROOMNROOF LLC 8 LAKEVIEW DR WOODBINE, NJ	082703600
256.05 42	2233 RT 9 OB475L22	2	CRAVER, CHESTER JR 8 LAKEVIEW DRIVE WOODBINE, NJ	082703600
256.05 43	2221 RT 9	15B	DIOCESE OF CAMDEN NJ 631 MARKET ST 2ND FL CAMDEN, NJ	081021103



**COVER SHEET**  
**BLOCK 256.05 LOT 39**  
**DENNIS TOWNSHIP**  
**CAPE MAY COUNTY, NEW JERSEY**

EDNA Engineering Associates, P.A.  
 1000 N. 10th Street, Cape May, NJ 08204  
 Phone: 856-885-1100 Fax: 856-885-1101  
 www.ednaassoc.com

**PROPERTY OWNERS LIST WITHIN 200'**

EDNA Engineers - Landscape Architects - Planners

**GENERAL NOTES**

**SITE PLAN FOR**  
**TAMERLANE CAMPGROUND**  
**BLOCK 256.05, LOT 39**  
**DENNIS TOWNSHIP**  
**CAPE MAY COUNTY, NEW JERSEY**

**GENERAL NOTES**

1. Applicant/Owner: Tamerlane Campground on River Road, PO Box 510, Dennis Township, NJ 08204-0510, Phone: 856-885-2020
2. The subject site is shown as Block 256.05 Lot 39, as shown on the Tax Plot # 28 of the Dennis Township Tax Maps.
3. The project site is located in the (R3) Rural Density Residential Zoning District.
4. The project site consists of an area of 34.38 Acres (1,497,202.00 SF), (48.9 1/2) "unimproved".
5. It is the intent of the applicant to construct a 2,200' (675') maintenance building and 4,000 SF (48,000) "unimproved" building.
6. The proposed application will require approval from the following agencies:
  - Dennis Township Planning Board
  - Cape May County Planning Board
  - Proposed maintenance building.

**SURVEY INFORMATION**

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings; and each drawing has been revised to indicate "Issued for Construction".

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction shall be done in compliance with the New Jersey Safety Health Act of 1970 and all rules and regulations applicable to the project.

**ZONING INFORMATION**

**ZONING INFORMATION**

R3 RURAL DENSITY RESIDENTIAL ZONING DISTRICT  
 CONSTRUCTION USES COMPATIBLE IN ACCORDANCE WITH DENNIS TOWNSHIP ORDINANCE SECTION 185-14 & SECTION 75-2 & 75-3

Description	Required	Proposed	Variance
Lot Area	40 Acres	34.38 Acres	NO *
Size Front Yard	100'	50'	NO **
Maintenance Building	200'	600'	YES
Size Yard Building	100'	50'	NO
"Utility" Building	200'	900'	NO
Front Yard Setback	100'	200'	NO
Size Yard Building	100'	200'	NO

\* building use not in zoning ordinance  
 \*\* current use exceeds the minimum property.

**CONTRACTOR NOTES**

SCHEDULE OF SHEETS

SHEET NUMBER	ORIGINAL DATE	REVISION DATE
1 OF 3	10/22/25	1/12/26
2 OF 3	10/22/25	
3 OF 3	10/22/25	

OVERALL SITE PLAN  
 ENLARGEMENT PLAN

**GENERAL NOTES**

**SITE PLAN FOR**  
**TAMERLANE CAMPGROUND**  
**BLOCK 256.05, LOT 39**  
**DENNIS TOWNSHIP**  
**CAPE MAY COUNTY, NEW JERSEY**

**CONTRACTOR NOTES**

**ZONING INFORMATION**

DENNIS TOWNSHIP APPROVAL BLOCK

DATE	BY

**PROPERTY OWNERS LIST WITHIN 200'**

EDNA Engineers - Landscape Architects - Planners

**GENERAL NOTES**

**SITE PLAN FOR**  
**TAMERLANE CAMPGROUND**  
**BLOCK 256.05, LOT 39**  
**DENNIS TOWNSHIP**  
**CAPE MAY COUNTY, NEW JERSEY**

**CONTRACTOR NOTES**

**ZONING INFORMATION**

DENNIS TOWNSHIP APPROVAL BLOCK

DATE	BY

PRODUCT NUMBER:  
VTS-E12-LED-E1-SL3

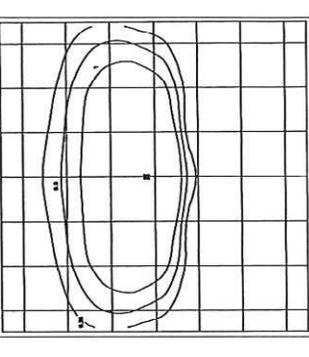


VTS  
VENTUS LED

Model	W	H	W	H	W	H	W	H
VTS-E12-LED-E1-SL3	12.0	2.0	12.0	2.0	12.0	2.0	12.0	2.0

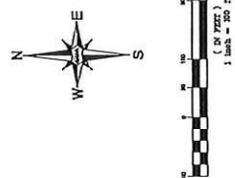
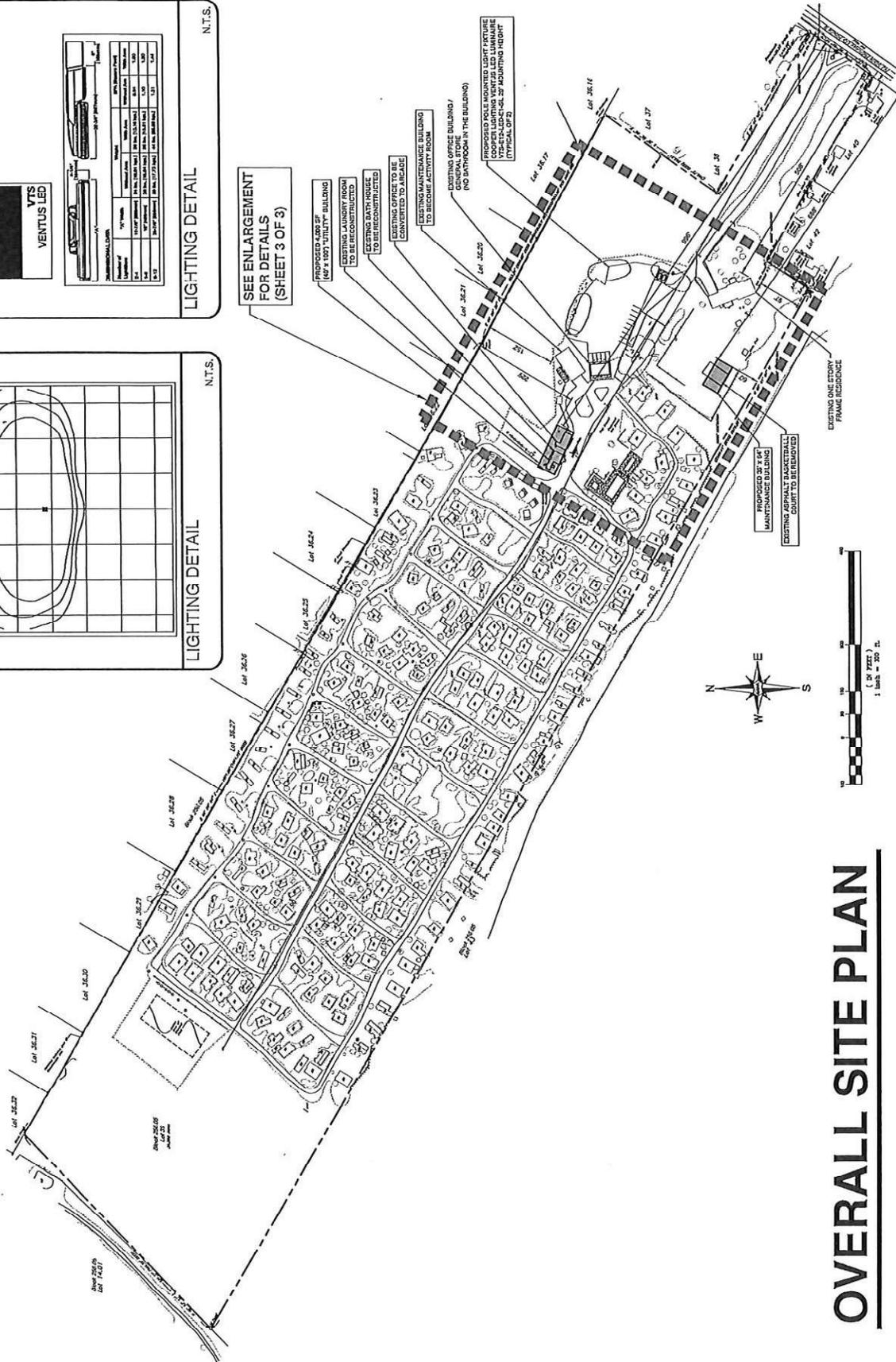
N.T.S.

LIGHTING DETAIL



N.T.S.

LIGHTING DETAIL



# OVERALL SITE PLAN

EDA Engineers - Landscape Architects - Planners

EDA  
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Design  
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1500 N. 39th Street, Suite 100, Philadelphia, PA 19128  
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SITE PLAN  
BLOCK 256.05 LOT 39  
DENNIS TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO  
PROFESSIONAL LANDSCAPE ARCHITECT  
N.J.P.L.C. #22430



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REVISION	DATE	BY



DATE: 10/02/25	DRAWN BY: PTJ
SCALE: AS NOTED	CHECKED BY: VOO
PROJECT #: 10881	SHEET: 2 OF 3

