

**TOWNSHIP OF DENNIS  
CONSOLIDATED LAND USE BOARD  
571 PETERSBURG ROAD  
PO BOX 204  
DENNISVILLE, NJ 08214  
609-861-9700 Ext. 229  
MARCH 26, 2026  
7:00 P.M.  
AGENDA**

The notice requirement provided for in the “Open Public Meetings Act” has been satisfied. Notice of this meeting was published in a meeting notice in the Cape May County Herald and is posted in Township Hall.

**Call to Order**

**Roll Call**

**Special Presentation:** Plan Endorsement Community Vision Session

**Applications:**

**CLARK EDWARD, LLC – Block 236, Lots 6.18 and 6.19:** Located at 113 & 117 Woodbine Ocean View Road in an OVC zone. Applicant is seeking use variance relief and preliminary and final major site plan approval to construct a 25,000 sq. ft. contractor’s office and storage space with 20 contractor storage units and related improvements. (Continued from February 26, 2026 meeting.)

**RYAN STACKHOUSE OBO TAMERLANE CAMPGROUND, INC. – Block 256.05, Lot 39:** Located at 2241 US-9 in an R3 (Residential) zone. Applicant is seeking to construct a 2,304 (36’ X 64’) maintenance building and 4,000 SF (40’ X 100’) “utility” building. (Postponed from February 26, 2026 meeting.)

**VOLOSHIN, LEO – Block 253.03, Lots 55 & 56:** Located at 2352 & 2370 Route 9 in an R-3 (Residential) zone. Applicant seeks a minor subdivision/lot line adjustment. Applicant requests approval to switch the dimensions on existing lots 55 and 56. The newly proposed Lot 55 requires variance relief for lot area, depth, rear yard setback of principal and accessory structures, and building coverage for accessory structure. The newly proposed Lot 56 requires variance relief for side yard setback of the accessory structure. Front yard setback is a pre-existing non-conforming condition for both lots and is not exacerbated by this application.

**BAILEY, RICKY – Block 15, Lot 21:** Located at 223 Hoffman’s Mill Road in a PV (Pinelands Village) zone. Applicant seeks to renovate the existing single family dwelling to include a garage within the existing footprint, add an addition to rear of the property, and relocate the back deck.

**SALAMONE GROUP CORP. – Block 262, Lot 7:** Located at 1944 Route 9 North, Clermont in a CVC (Clermont Village Center) zone. Applicant is seeking preliminary/final major site plan approval, a use variance to permit a freestanding storage building on the property, as well as bulk variance relief pertaining to maximum permitted building length and minimum required off-street parking to construct a 9,600 square foot (80' X 120') storage building and five (5) new off-street parking spaces in the rear of the existing retail building that fronts on Route 9. The proposed storage building will be constructed atop an existing stone pad that exists in the rear of the existing retail building.

**Other Business:**

**Correspondence:**

**Discussion:**

**Resolutions:** None.

**Minutes:** February 26, 2026

**Bills:**

**Adjourn**