

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

DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

A. Applicant's Name: **Salamone Group Corp.**

Applicant's Mailing Address: **2930 Felton Road, Norristown, Pennsylvania 19401**

*Applicant's E mail Address: **APhillips@salamonecontractors.com**

Phone Number (Work): **(610) 420-6271**

Owner's Name: **Shore Financial Advisors, LLC**

Owner's Mailing Address: **1523 McDaniel Drive, West Chester, Pennsylvania 19380**

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: Nicholas Salamone, *Sole Shareholder*

Address: 2930 Felton Road, Norristown, Pennsylvania 19401

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: **1944 Route 9 N., Clermont, New Jersey 08210**

Block(s): **262** Lot(s): **7** Zone: **CVC (Clermont Village Center)**

B. Description the application: **It is the intention of the Applicant to construct a 9,600 sq. ft. (80'x120') 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.**

In order to develop the property, as proposed, Applicant seeks 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.

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

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- _____ (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 construct a 9,600 sq. ft. (80'x120') storage building in the rear of the existing retail building that fronts on Route 9 at the Property. Applicant also seeks permission to create five (5) new off-street parking spaces through this application.

Please see attached Site Plan 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: _____

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: _____

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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.)**

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 an existing retails sales building.**

Describe any deed restrictions affecting this property: **None.**

Existing and proposed number of dwelling units: **No dwelling units are proposed to exist on the site as it is a commercial property with existing commercial operation.**

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: **Thirty-Eight (38) parking spaces exist, and a new total of Forty-Three (43) parking spaces are proposed through this application (5 new parking spaces to be added to site).**

Existing and proposed number of lots: **One (1) lot exists and no new lots are proposed through this application.**

Portion of lot being subdivided: **Not applicable.**

Purpose for which lots will be utilized: **The lot will continue to be utilized as a retail sales facility and is now proposed to also contain a 9,600 sq. ft. storage building for storage of items to be sold within the retail building. Off-street parking**

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for customers and employees of the business is also existing and proposed to be expanded on the Property through this application.

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.

**** Please see attached Site Plan 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 %

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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

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.

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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(s) 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(s) 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.

Not Applicable.

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(s) 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(s) will also provide testimony on the record related to this requirement at the time of the application hearing.

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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

Nicholas Salamone – (484) 614-0276
(Name) (Daytime Phone)

2930 Felton Road, Norristown, Pennsylvania 19401
(Billing Address)



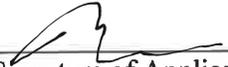
(Signature)

02 / 13 / 2026
(Date)

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

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Nicholas Salamone, 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.

Written letter from Owner of Property is attached herewith.

Shore Financial Advisors, LLC

Nicholas Salamone
Salamone Contractors Group
2930 Felton Rd. Norristown, PA. 19401
nsalamone@salamonecontractors.com

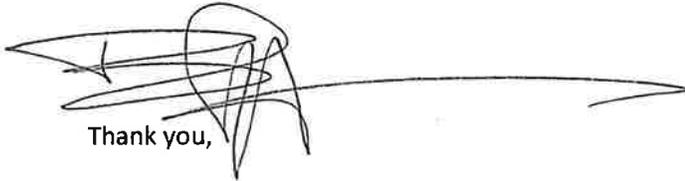
12 February, 2026

Dear Nicholas Salamone,

I hereby acknowledge the property at 1944 Rt 9, Dennis Township, NJ 08210 is owned by Shore Financial Advisors, LLC with Bruno J. Pasceri as the controlling officer.

I (Bruno Pasceri) give permission to submit for land use.

Thank you,



215 896-5156

550 Pinetown Road, Suite 208
Fort Washington, PA. 19034

bruno.pasceri@incenterls.com

Application Checklist

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PART III ADMINISTRATIVE COMPLETENESS
APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: Salamone Group Corp.

NAME OF OWNER: Shore Financial Advisors, 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>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: **Salamone Group Corp.**

NAME OF OWNER: **Shore Financial Advisors, LLC**

BLOCK: **262** LOT: **7** ADDRESS: **1944 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

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

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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. X

Variance Narrative

Salamone Contractors Group

Application for Site Plan Approval & Variance Relief (Use & Bulk)

1944 Route 9 N., Dennis Township, New Jersey 08210

Block: 262, Lot 7, on Official Tax Map of Township of Dennis

Narrative for Request for Preliminary & Final Major Site Plan Approval & Variance Relief:

Applicant requests preliminary and final major site plan approval, as well as use and bulk variance relief, in order to construct a 9,600 sq. ft. storage facility that is accessory to the existing commercial retail business that operates on the Property. The proposed storage building will measure 80'x120' and will exist in the rear of the existing retail sales building that fronts Route 9. The Applicant also proposes the creation of five (5) new off-street parking spaces 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(c)(2) as the Applicant's proposed development of a freestanding storage building is not a permitted use in the CVC Zoning District of the Township of Dennis. Additionally, the proposed storage building exceeds the maximum permitted building length and the number of off-street parking spaces proposed for a building that is 9,600 sq. ft. in size does not meet the minimum number required by ordinance.

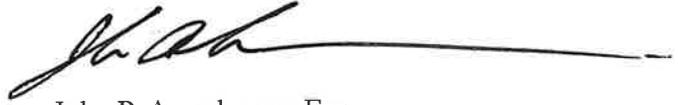
The Property is particularly suited for the Applicant's proposed development as the Property has historically been utilized as a commercial retail sales facility and the addition of a storage building will allow the operator of the existing business to store various goods on the Property prior to bringing items into the retail sales facility for sale to the general public. Currently, any items stored for eventual use in the commercial retail sales facility are required to be stored off-site and brought to the Property on an as-needed basis. Having both the retail sales facility and storage building on the same property will increase business efficiency for the operator of the retail facility. Additionally, the Property is very large and the proposed development of the storage building will not result in the need for Applicant to request any variance relief related to setbacks, maximum permitted building coverage, or maximum permitted lot coverage on the Property.

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. 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 preliminary and final major site plan approval, as well as use and bulk variance relief.

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 providing a more efficient and desirable option for the business owner who will be able to store their goods on site prior to having them displayed for sale within the existing commercial retail facility.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'John P. Amenhauser', followed by a long horizontal line extending to the right.

John P. Amenhauser, Esq.

Property Survey

Deed

Prepared by:

MONZO CATANESE HILLEGASS, P.C.
BY: ANTHONY P. MONZO, ESQUIRE

DEED

This Deed is made on January 28th, 2022,

BETWEEN: JARMIX, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY,

whose address is 506 S. Main Street, P.O. Box 900, Cape May Court House, New Jersey 08210,
referred to as the Grantor,

AND: SHORE FINANCIAL ADVISORS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY,

whose address is 1523 McDaniel Drive, West Chester, Pennsylvania, 19380, referred to as the
Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed
above.

1. **TRANSFER OF OWNERSHIP.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE MILLION NINE HUNDRED NINETY-NINE THOUSAND (\$1,999,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

2. **TAX MAP REFERENCE.** (N.J.S.A. 46:26A-3) Township of Dennis, Block 262, Lot 7.

3. **PROPERTY.** The property consists of the land and all the buildings and structures on the land in the Township of Dennis, County of Cape May and State of New Jersey. The legal description is:

SEE EXHIBIT A – DESCRIPTION ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BEING the same lands and premises which Robert A. Nolan, Sheriff of Cape May County, by Deed dated January 19, 2022 and recorded 1/31/22, 2022 in the Cape May County Clerk's Office prior to the recording of this Deed, granted and conveyed unto Jarmix LLC, in fee. *Deed Book 4036 Page 978*

BEING the same lands and premises which Joseph Jennings and Karen B. Jennings, husband and wife, by Deed dated December 17, 2003 and recorded with the Cape May County Clerk's Office, on December 22, 2003 in Deed Book 3056, Page 326, granted and conveyed to William J. Lloyd, Jr.

The property address is: 1944 Route 9 North, Clermont, New Jersey 08210

UNDER AND SUBJECT TO all covenants, conditions, reservations and restrictions and easements of record.

4. **PREPARER'S NOTE.** The within Deed was prepared based solely and exclusively on the title commitment prepared by Trusted Land Transfer, LLC on behalf of First American Title Insurance Company, Commitment No. 2021-NJ-74, dated effective December 17, 2021.

5. **PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "Covenant as to Grantor's Acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Law Offices
MONZO CATANESE HILLEGASS, P.C.
211 Bayberry Drive, Suite 2A, Cape May Court House, New Jersey 08210
Phone: (609) 463-4601 Fax: (609) 463-4606

(MCH00224435.DOC v. 1)

Exhibit "A"
Legal Description

ALL THAT CERTAIN lot or tract of land, situate, lying and being in the Township of Dennis, County of Cape May and State of New Jersey, more particularly described as follows:

BEGINNING at an iron pin found in the Southeasterly line of New Jersey State Highway Route U.S. 9 (66' wide) where said line is intersected by the division line between Lot 7 and Lot 6, Thence;

1. North 14 degrees, 51 minutes, 26 seconds East, along said Southeasterly line of New Jersey State Highway Route U.S. 9 (33' from the centerline thereof), a distance of 223.91 feet to an iron pin to be set at the point of curvature, Thence;

2. Continuing along said Southeasterly line of New Jersey State Highway Route U.S. 9 (33' from the centerline thereof), by a curve to the left having a radius of 1943.08 feet, through a subtended angle of 00 degrees, 39 minutes, 30 seconds and an arc length of 22.32 feet (chord bearing of North 14 degrees, 31 minutes, 41 seconds East and a chord length of 22.32 feet) to a concrete monument found, Thence;

3. South 75 degrees, 11 minutes, 18 seconds East, along the division line between Lot 7 and Lot 10, a distance of 325.28 feet to a concrete monument found, Thence;

4. South 74 degrees, 49 minutes, 51 seconds East, along the division line between Lot 7 and Lots 11.03, 11.04, 11.05, 11.06, 11.07 and a portion of Lot 11.08, a distance of 1009.98 feet to a point. Said point being 0.14 feet Northeastwardly of an iron pin found, Thence;

5. South 15 degrees, 11 minutes, 46 seconds West, along the division line between Lot 7 and a portion of Lot 9, a distance of 50.32 feet to an iron pin found, Thence;

6. North 74 degrees, 48 minutes, 14 seconds West, along the division line between Lot 7 and Lot 8, a distance of 50.00 feet to an iron pin found, Thence;

7. South 15 degrees, 11 minutes, 46 seconds West, along the division line between Lot 7 and Lot 8, a distance of 262.36 feet to a point. Said point being 2.69 feet Southwestwardly of an iron pin found, thence;

8. North 75 degrees, 18 minutes, 14 seconds West, along the division line between Lot 7 and a portion of Lot 5, a distance of 992.88 feet to a point. Said point being 1.45 feet Northeastwardly of an iron pin found, Thence;

9. North 14 degrees, 51 minutes, 26 seconds East, along the division line between Lot 7 and Lot 6, a distance of 75.00 feet to a point. Said point being 1.49 feet Northeastwardly of an iron pin found, Thence;

10. North 75 degrees, 18 minutes, 14 seconds West, along the division line between Lot 7 and Lot 6, a distance of 290.40 feet to the point and place of BEGINNING.

Note: For Informational Purposes Only: BEING Lot 7 Block 262 on a Tax Map of the Township of Dennis, County of Cape May.

BEING the same premises which Joseph Jennings and Karen B. Jennings, husband and wife, by Deed dated 12/17/2003 and recorded 12/22/2003 in the Cape May County Clerk's Office in Deed Book 3056, Page 326 granted and conveyed unto William J. Lloyd, Jr.

Trusted Land Transfer LLC
550 Pinetown Road, Suite 206
Fort Washington PA 19034
File No. 2021-NJ-74

200' List Notice
&
Newspaper Publication

PLEASE TAKE NOTICE that on **Thursday, _____, 2026, 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 Salamone Group Corp. regarding the property located at 1944 Route 9 N., Dennis Township, New Jersey 08210, Block 262, Lot 7. The subject property is located in the CVC Zoning District. The property that is subject to this application presently contains the existing Bluefish Home Furniture store. The Applicant seeks to construct a standalone 9,600 sq. ft. storage building (80'x120') in the rear of the existing furniture store on property, as well as create five (5) new off-street parking spaces through this application. Applicant requires variance relief pursuant to N.J.S.A. 40:55-70(d)(1) 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 a (d)(1) use variance in order to permit a standalone storage facility on the Property, which is not permitted in the CVC Zoning District, as well as (c)(2) variance relief pertaining to maximum permitted building length and minimum required off-street parking. The Applicant also seeks any other variances, approvals, 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/>.

TO: All Property Owners Within 200' of Subject Property

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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.

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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/>.

Title	Application for Dennis Township Consolidated Land Use Board...
File name	20260212130810.pdf
Document ID	33a2c6776b5b2cf3b972b4b8703ae61f7b22fd37
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

02 / 12 / 2026

19:11:16 UTC

Sent for signature to Nicholas Salamone (nsalamone@salamonecontractors.com) from john@deweeseandlawfirm.com
IP: 73.215.80.91



VIEWED

02 / 13 / 2026

13:01:00 UTC

Viewed by Nicholas Salamone (nsalamone@salamonecontractors.com)
IP: 71.225.171.49



SIGNED

02 / 13 / 2026

13:01:22 UTC

Signed by Nicholas Salamone (nsalamone@salamonecontractors.com)
IP: 71.225.171.49



COMPLETED

02 / 13 / 2026

13:01:22 UTC

The document has been completed.