

**TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE BOARD
571 PETERSBURG ROAD
PO BOX 204
DENNISVILLE, NJ 08214
609-861-9700 Ext. 229
APRIL 23, 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: Redevelopment Investigation

- Hearing
- Make Findings.
- Recommendations.
- Determine date and time for special meeting (any day between 5/6/26 and 5/18/26).

Applications:

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.

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. **(Postponed.)**

Other Business:

Correspondence:

Discussion: Revised ordinances 2025-05 and 2025-06 (adopted August 2025) – review The Pinelands Commission’s correspondence regarding sections that conflict with the CMP and discuss whether their recommended language to resolve the conflicts is consistent with the Master Plan.

Resolutions: Ryan Stackhouse obo Tamerlane Campground, Inc.
Bailey, Ricky
Salamone Group Corp.

Minutes: March 26, 2026

Bills:

Batastini:

Monthly – April	\$ 500.00
Ryan Stackhouse/Tamerlane Campground, Inc.	\$ 400.00
Bailey, Ricky	\$ 400.00
Salamone Group	\$ 400.00

Batastini Total: **\$ 1,700.00**

Fralinger:

Offshore Property Group, LLC	\$ 579.50
Carman	\$ 244.00
Bluefin Capital, LLC	\$ 294.00
Ryan Stackhouse/Tamerlane Campground, Inc.	\$ 147.00
Wes, Paige, Ford, LLC	\$1,220.00
Ryan Development Group	\$1,006.50
Baldacci Properties	\$4,788.50
Ocean View Lighthouse, LLC	\$ 305.00
PM Pools & Spa, LLC	\$1,799.50
Walters	\$ 183.00
Voloshin	\$ 490.00
Bailey	\$ 588.00
Salamone Group	\$ 686.00
HRD Holdings	\$2,836.50
Wawa, Inc.	<u>\$ 98.00</u>

Fralinger Total: **\$15,265.50**

Total Bills **\$16,965.50**

Adjourn.