

DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD
Regular Meeting – March 26, 2026 at 7:00 p.m.

Attendance: Walsh, McEvoy, Saduk, Walters, Martucci, Cowan, Schwinn, Watson, Penrose, Germanio, Batastini, Fralinger

Special Presentation: Plan Endorsement Community Vision Session

Public Hearing: Community Visioning Public Hearing

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.) (Postponed.)**

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. **(Postponed.)**

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 on top of an existing stone pad that exists in the rear of the existing retail building.

Walsh – call meeting to order.
Roll call.

Walsh – first matter on the agenda is a special presentation regarding the Plan Endorsement Community Vision.

Batastini – wanted to make a couple of comments: The Board is not required to do anything, this is a presentation by the Township intended to gather information for future planning. At some point a report will come back to the Board. Tonight is merely a presentation by Mr. (Scott) Turner. This is a forum for the Township to gather public comment. For those here who wish to comment, it is strongly suggested to submit comments to the Township Committee through the survey which will be online or reach out to them directly. Turned the meeting over to Scott Turner.

Scott Turner – this is part of plan endorsement (shared screen) and is a community vision workshop, and an opportunity to help guide future planning decisions. Voluntary process in line with other departments – massive process done back in 2012/2013. Why is Dennis Township participating – he then summarized – keep density in density locations and rural in rural locations. Dennis Township today is rural, farmland, historical villages, balance growth with preservation. Described various areas. Showed map of Village Centers and described each, only line move is with respect to Peragine’s campground. Discussion topics – listed each. Ten (10) core goals – reviewed and described. Asked for questions/comments. Will start with Board and then open to public.

No Board participation. Opened to public.

John Carson – how does this incorporate with what was done 10 years ago.

Turner – sort of a mission statement for it, the plan is pretty far along.

Carson – is concept of 5 town centers still part of Master plan.

Turner – yes Village Centers remain basically the same.

Batastini – ask who is speaking.

John Carson – identifies himself, lives on Main Street, South Seaville (Jon administered oath to John Carson).

Batastini – wants those present to know that the Board has done nothing at this point as this matter is not before them.

Turner – any other questions/discussion. None.

Turner – when this hearing is over he will put link on the Zoom meeting to the survey, and will get it put on the website, he know it’s on the Facebook page.

Margaret Mary Zeborowski – take oath – will it be on the website.

Turner – will try to put on website and will do his best to get that done, if not suggested sending an email and it will be sent to them.

Carson – when and where is next workshop.

Turner – next workshop (preliminary vision center – read into record)

Turner – described next steps, 4/5/26 put out to public, 4/6/26 complete survey. 4/7/26 special Township Committee meeting to present results, 4/8/26 hopefully be able to

submit as part of plan endorsement. Advised that this is all he has, thanked for allowing to crash this meeting. Technical questions get sent to Randy. That is all he has.

Batastini – continue with regular meeting.

Walsh – Edward Clark, LLC – postponed to 4/23/26 meeting. No further noticing is required.

Walsh – Leo Voloshin – postponed to 4/23/26 meeting. No further noticing is required.

Walsh – Ryan Stackhouse obo Tamerlane Campground, Inc. will be the first application this evening.

Ericka Lezama, Esquire – attorney for applicant

Batastini- administer oath to Fralinger

Fralinger – take oath

Lezama – describe relief sought. Not an expansion of use.

Batastini – administer oath to Matt Hender.

Hender – take oath.

Lezama -

Batastini – administer oath to Ryan Stackhouse.

Ryan Stackhouse – take oath (owner of Tamerlane Campground).

Lezama – questions to Hender.

Hender – shared screen with site plan. Approximately a 34 acre campground, described location, mix of nightly rental and seasonal rental campsites. Proposing 2 buildings – 4,000 square foot utility building replacing existing building and consolidate uses, meets sideyard setback. Second building is a proposed maintenance building – needs side yard setback – can't be moved farther north due to existing septic system.

Lezama – start with D-2 variance – what purposes advanced.

Hender – sufficient space for variety of uses, adequate area, buffered by existing wooded area between building and Bishop McHugh School. Proposed maintenance building is buffered with trees from campsites; building can't be seen from route 9.

Lezama – with respect to D-3 variance.

Hender – meeting conditional use standards with exception of sideyard variance.

Lezama – that concludes applicant's testimony; summarized, available for questions.

Batastini – doesn't appear that Board has any questions, ask Fralinger for engineer's report.

Fralinger – engineer's report. Couple of questions for Hender.

Hender – maintenance building – just that, storage for lawnkeeping equipment, tools, only electric and water, no sewer or bathroom. Utility building – right now 3 separate buildings – laundry, bathhouse with showers and restroom facilities and old office that is not utilized, want to turn into game room for guests.

Fralinger – need for additional site lighting – suggested adding.

Hender – can add building lights to building.

Lezama – will have plans submitted for that.

Fralinger – continue with report.

Walsh – any questions of Fralinger – none.

Lezama – thank Board for time, ask that Board vote yes on this application.

Walsh – open to public.

Batastini – admini oath to Joe Calvitti.

Calvitti – take oath- are any new sites being added.

Batastini – no, they would need to submit application to add sites.

Calvitti – see excavation and trees being taken down in back portion of property.

Hender – any clearing taking place has nothing to do with this application.

Walsh – any other public comment.

Batastini –

Robert Thompson – tale oath – as far as 60 foot line, there’s no space between trailers.

Batastini – that is not before the Board, doesn’t know how many feet is supposed to be between trailers – would have to get that information from the zoning officer.

Thompson –

Hender – proposed building adjacent to Bishop McHugh property and other building is located (referenced plan but not easily visible).

Lezama – ask Hender to describe location of utility building.

Hender – described location of utility building and what is around it.

Thompson – different rules for different things.

Batastini – have come in for approval.

Thompson –

Batastini – far exceed requirements for setback from Bishop McHugh.

Thompson – questions about trailers – ask zoning officer.

Batastini – sounds like it’s a question for the zoning officer.

Thompson – if trailers have different rules then they are getting more relief from grandfathering

Batastini – no grandfathering, have to meet requirements, this Board can’t determine, his questions have to go to zoning officer.

Thompson – will go to zoning officer.

Walsh – anyone else.

Joe Calvitti – ask for clarification – can more campsites be added.

Batastini – if they want more campsites, they would have to come back to the Board.

Walsh – anyone else from the public, none, close public portion.

Batastini – form of motion to approve.

Cowan – motion to approve.

Saduk – second.

Roll call – motion passes with all members present voting in the affirmative with the exception of Mr. Germanio who had to abstain.

Walsh – next application Ricky Bailey.

Lyndsy Newcomb, Esquire – attorney for application.

Batastini – administer oath to Blane Steinman.

Batastini – indicate that it has been a while since he’s been here – ask Steinman to state his credentials.

Steinman – state credentials.

Walsh – Board will accept as expert.

Batastini – administer oath to Ricky Bailey.

Bailey – take oath.

Newcomb – described application request and existing conditions (shared screen).

Steinman – described proposed and existing site plan conditions. One story house, asphalt driveway, patio and shed in rear, new proposed garage is currently master bedroom, propose new deck which fully complies (old deck encroached), proposed renovation/addition – described, basically rebuilding new master bedroom and bath.

Newcomb –

Steinman – only issue is building coverage – went through C1 criteria and explained how it applies to this application. Lot is undersized, have just around .7 acres, building has been there quite some time. Reviewed positive and negative criteria and how they apply to this application. Sees no detriment – existing lot, building, actually cleans up the area.

Newcomb – any other questions for Steinman.

Walsh – none.

Newcomb – questions to Bailey.

Bailey – owns property, been a while since house was update and would like to open up and update for family.

Newcomb – nothing further.

Walsh – any questions from Board – none – ask for engineer’s report.

Fralinger – engineer’s report.

Walsh – any questions for Fralinger – none.

Walsh – any reason to not move shed to bring it into conformance.

Newcomb – the shed is close to the property line, doesn’t know condition of shed and not sure it can be moved.

Bailey – shed is on the new side, where would it be moved to.

Newcomb – in a littler further, can address if Board wants moved.

Batastini -

Bailey – it is a smaller size shed, sitting on stone, no concrete pad.

Newcomb – is an existing condition and would prefer to leave where it is, not part of the application.

Batastini – make condition of approval.

Walsh – doesn’t need to be a condition of the application.

Steinman – question for Fralinger – says 67 square foot rear addition, is actually about 425 square feet – is it a typo – doesn’t want it to become a problem.

Fralinger – referred to Steinman’s submission under building date where it indicates 67 square feet.

Steinman – actual size is 425 square feet and he will make that correction.

Walsh – open to public again – none.

Batastini – form of motion to approve application.

McEvoy – motion to approve.

Walters – second.

Roll call – all in favor.

Walsh – next matter - Salamone Group Corp.

John Amenhauser, Esquire – attorney for applicant – after conversations with Board Engineer, will be asking for only variance relief this evening and if approved will come back for additional relief in the future. Described proposed application. Has Matt Hender and Nicholas Salamone with him this evening.

Batastini – administer oath to Hender and Salamone.

Salamone – principal of Salamone Group Corp., contractor and applicant for this project.

Amenhauser – questions to Salamone.

Salamone – applicant and provider of proposed building, authorized to act this evening, has been in business 22 years, second generation builder, very familiar with application, intended use is to take existing storage in existing building and house in this building and utilized by existing retailer. Hours of operation Monday through Sunday 10:00 a.m. to 5:00 p.m., number of employees – will remain the same, discussed purpose of moving storage to proposed building – more efficient, trucks in and out faster, usually 4 trucks per day but sometimes 6; site can accommodate type of trucks utilized; intent is to keep building on the backside of the property, not very noisy.

Amenhauser – all he has.

Walsh – any questions – none.

Amenhauser – questions to Hender.

Hender – property is 8.92 acres, Clermont section, described surrounding properties; existing building is 16,668 square foot retail building, existing parking lot, area for proposed building is stone paved with stone paving behind; purpose of new building is to get current storage trailers off building; current business is Blue Fin; proposing 80 X 120 sq ft building, proposing 5 new parking spaces; 43 total with 5 new spaces; building is not a permitted use; believes site is well suited for proposed use. Discussed positive and negative criteria. Building is well setback and not easily visible from Route 9 as it sits behind existing building. (Building Elevations – marked as Exhibit). Described building – translucent panels on exterior; low roof; interior will have racks for storage of goods, open layout, small office. No additional employees or retail space, no current parking problem and doesn't see one in the future. Agrees to come back for site plan approval.

Amenhauser – all he has.

Walsh – any questions for Hender from Board.

Walsh – sees a lot of concrete and asphalt there, where is septic system.

Hender – refer to plan and show site of septic, not proposing any change.

Walsh – any other questions from Board – none – ask Fralinger for engineer's report.

Fralinger – engineer's report – technical review is only with respect to use variance and not site plan (revisions to be made to stormwater drainage), which is not being heard this evening.

Walsh – any questions to Fralinger from the Board – none. Any questions from public – none.

Batastini – recap testimony and present form of motion to approve use variance only.

McEvoy – motion to approve.

Cowan – second.

Roll call – motion to approve passes with all voting members voting to approve, with the exception of Germanio who had to abstain.

Walsh – February 26, 2026 minutes.

Voice Vote – all members in favor.

Walsh – bills – read into record.

McEvoy – motion to pay.

Penrose – second.

Roll call – all in favor.

Walsh – thank everyone.

There being no further business the meeting was adjourned at 8:47 p.m.