

This report provides an evaluation and recommendation as to whether Block 248, Lot 13 qualifies as a “Non-condemnation Area in Need of Redevelopment” pursuant to the Local Redevelopment and Housing Law.

# Township of Dennis Preliminary Investigation

South Seaville Landfill

April 17, 2025

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Township of Dennis  
South Seaville Landfill  
Preliminary Investigation (Block 248, Lot 13)

**DENNIS TOWNSHIP**

Zeth A. Matalucci, Mayor

Scott J. Turner, Deputy Mayor

Frank Germanio, Committeeman

Matthew Cox, Committeeman

Thomas Van Artsdalen, Committeeman

Jessica Bishop, Township Administrator & CFO

Jacqueline Justice, Township Clerk

Kyle Weinberg, Township Attorney

Michael Fralinger, Jr., Township Engineer

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The original of this Preliminary Investigation  
has been signed and sealed as required by NJSA 45:14A-12.

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# Township of Dennis

## Preliminary Investigation

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### **INTRODUCTION.**

This report is responsive to Dennis Township Committee Resolution 2026-71, adopted April 7, 2026 authorizing the Consolidated Land Use Board (CLUB) to investigate whether Block 248, Lot 13 should be designated as a Non-condemnation Area in Need of Redevelopment.

According to Section 2 of Resolution 2026-71, “. . . the CLUB is authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment.”

Subsequent to designation as an Area in Need of Redevelopment, the Township intends to close the landfill in accord with NJDEP requirements, and redevelop the site with a solar energy facility.

### **NJSA 40A:12A-5 DETERMINATION OF NEED FOR REDEVELOPMENT.**

Section 40A:12A-5 of the Local Redevelopment and Housing Law (LRHL) describes the following criteria for assessment in determining whether an area qualifies as an Area in Need of Redevelopment. Under the, a municipality may designate an area as “in need of redevelopment” if *any* of the statutory criteria are met.

5. A delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in section 6 of P.L.1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or

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industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered

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sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

**PROPERTY DESCRIPTION.**

The South Seaville Landfill was originally a resource mining facility. The Township of Dennis then operated the site as a municipal landfill for Township residents. The facility was registered with NJDEP and was assigned I.D. #0504C, and was permitted to accept municipal waste, bulky waste and vegetative waste. The landfill was closed in 1983 when the Cape May County Regional Facility became operational, after which municipal waste flow was directed to the Cape May County facility.

Table 1 contains tax assessment information for Block 248, Lot 13.

**Table 1 - Tax Assessment Data**

Block	Lot	Address	Owner	Acreage	Real Property Class Code	Exempt Property Class Code	Assessment Land/Imp./Total
248	13	641 Kings Highway	Dennis Township	31.95	15C Public Property (Vacant)	(15C) Public Property	\$347,600 \$0 \$347,600

The Township Tax Map (Figure 1) indicates the subject property is 31.95 acres in size, irregularly shaped with frontage on Kings Highway. Railroad Boulevard (Avenue) and Woodbine Boulevard are unimproved in proximity to the subject property.

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**Figure 1 - Tax Map**

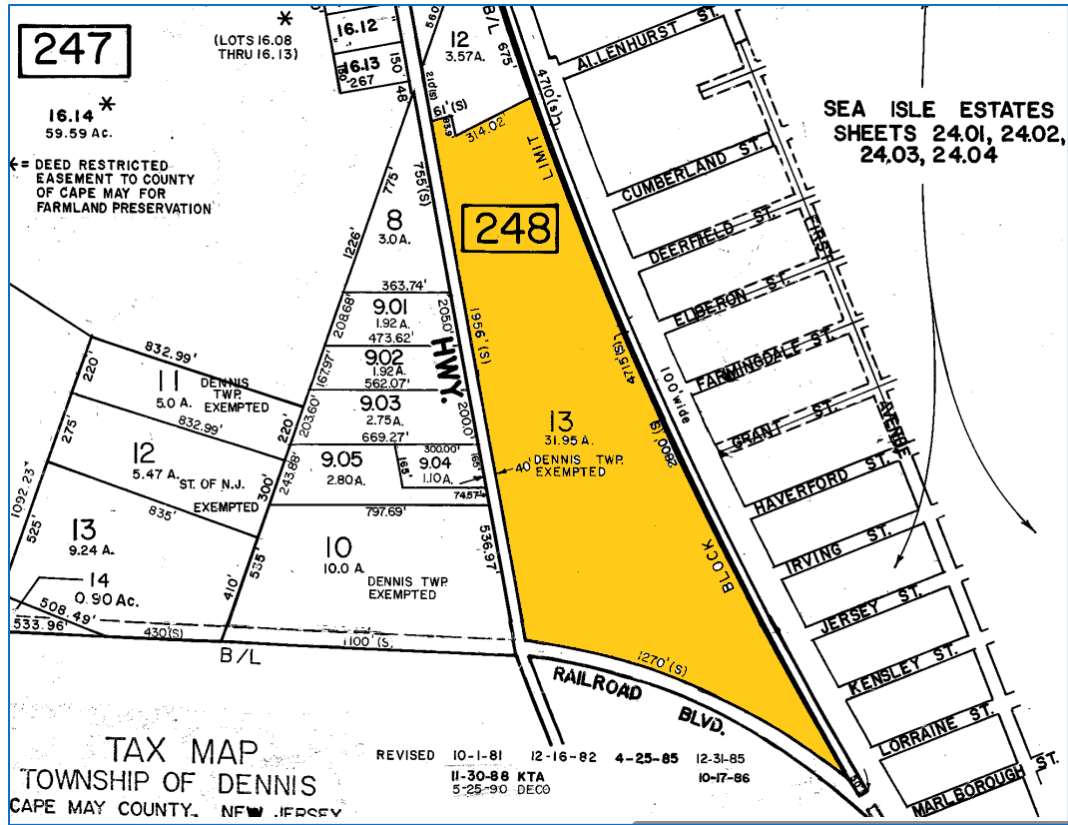
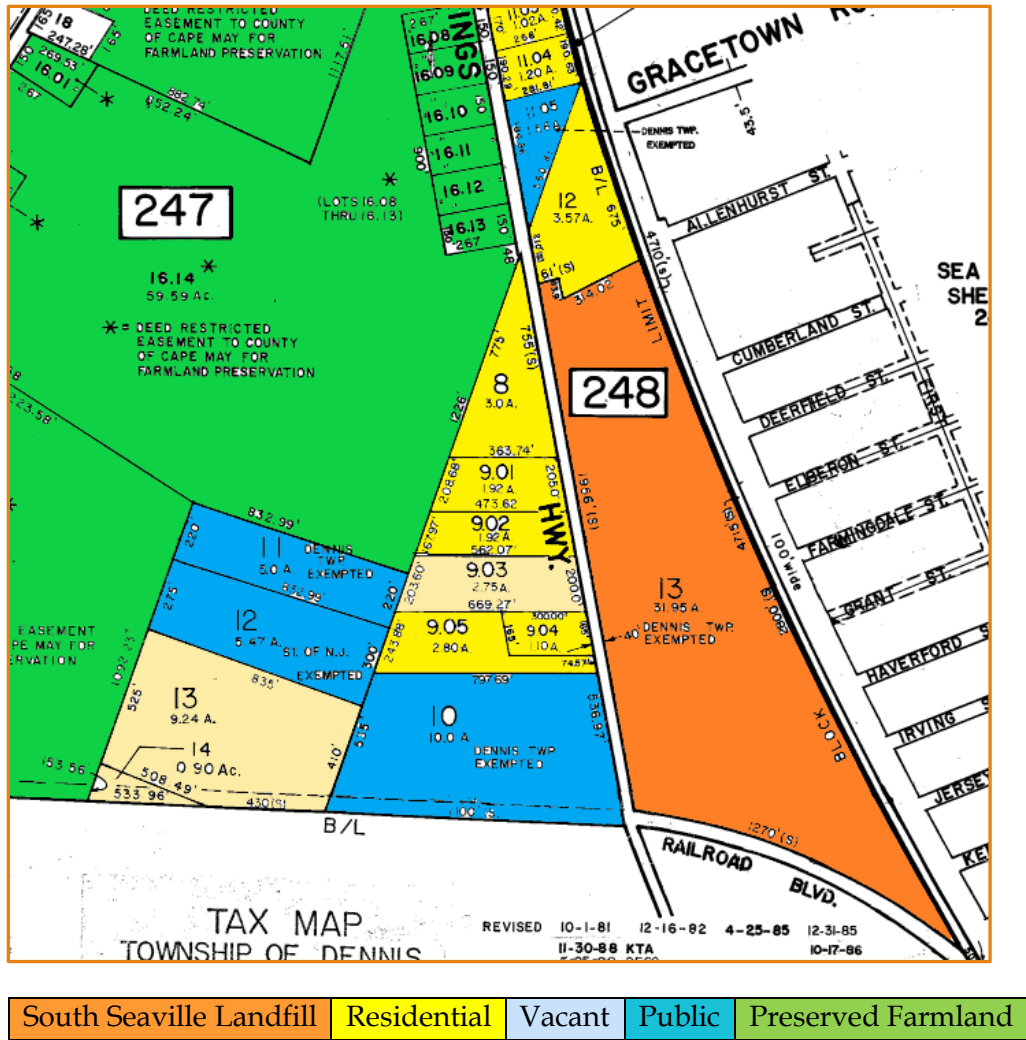


Figure 2 depicts existing land use in proximity to the landfill site based on tax assessment records. Land uses include residential, public and private vacant parcels, and preserved farmland. A number of adjacent properties are owned or controlled by governmental agencies, including Dennis Township, Cape May County and NJDEP.

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**Figure 2 - Existing Land Use**



Figures 3-7 display information from the NJ-GeoWeb.

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**Figure 3 - 2015 Land Cover**

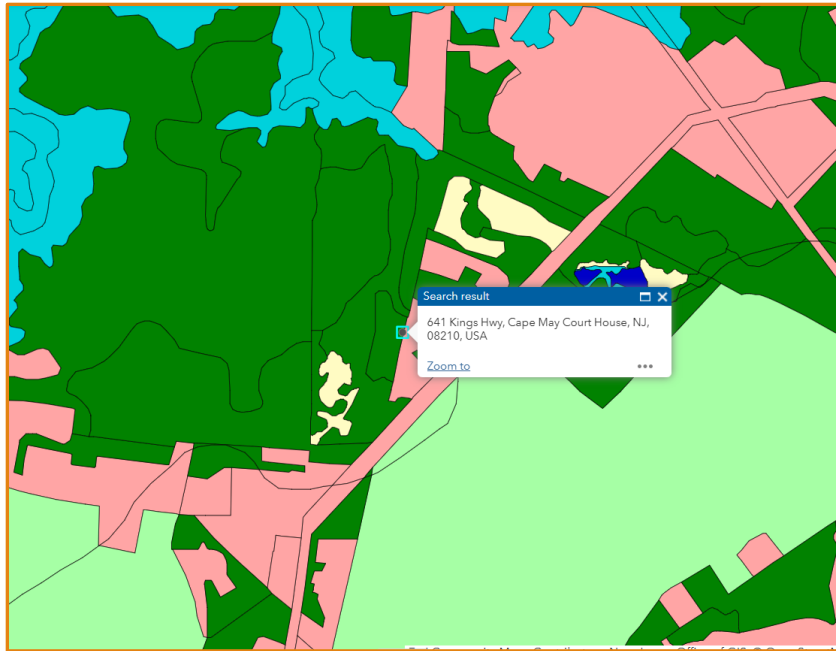


Figure 3 portrays the subject property as forest and barren land.

**Figure 4 - 2020 Wetlands**

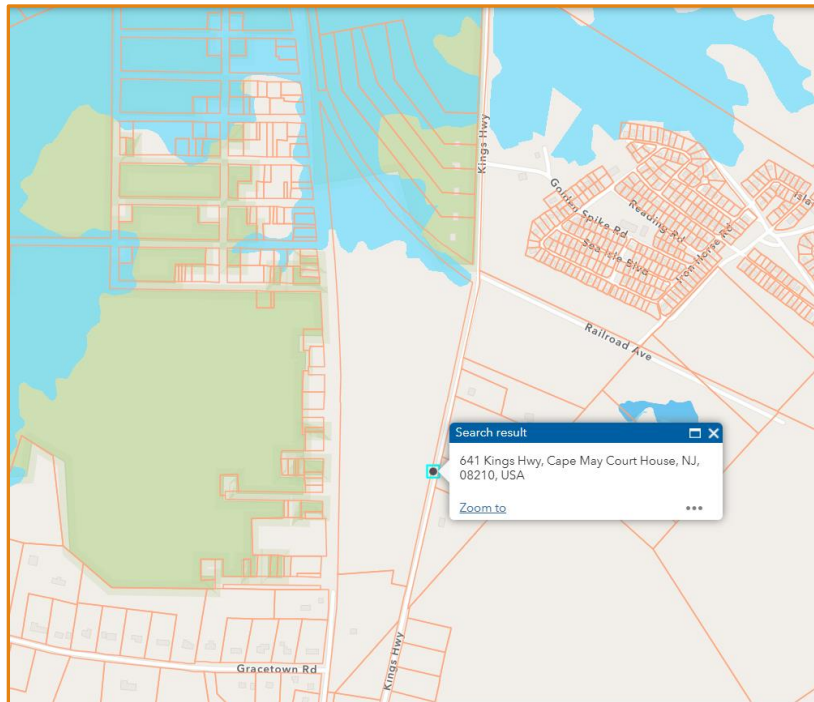


Figure 4 depicts wetlands adjacent to the northerly property line.

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**Figure 5 - 2015 Infrared Imagery**



Figure 5 illustrates the relative maturity of tree coverage in 2015.

**Figure 6 - 1995 Infrared Imagery**

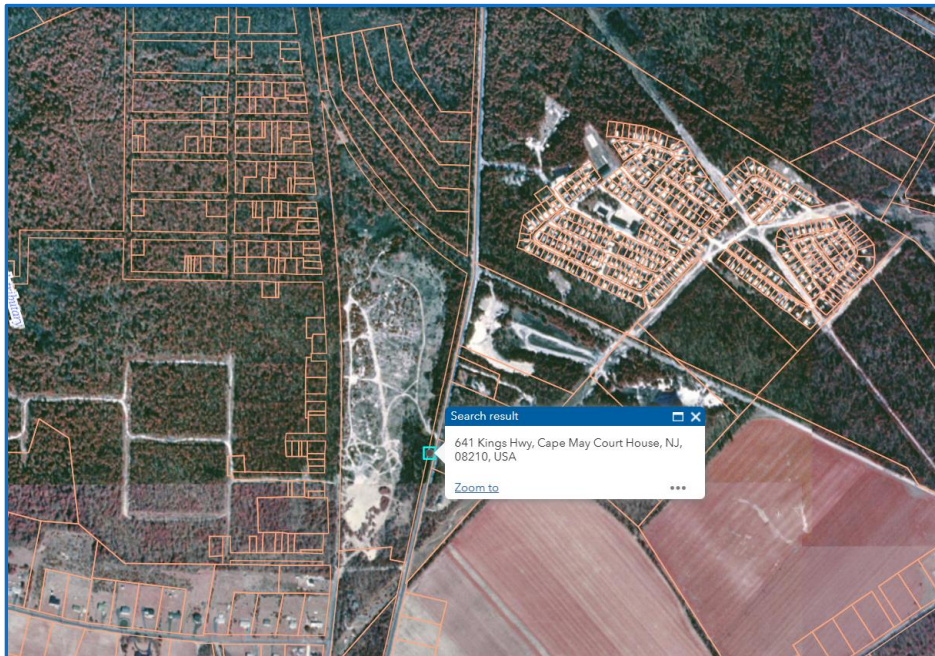


Figure 6 depicts the relative maturity of tree coverage in 1995.

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**Figure 7 - Topographic Imagery**

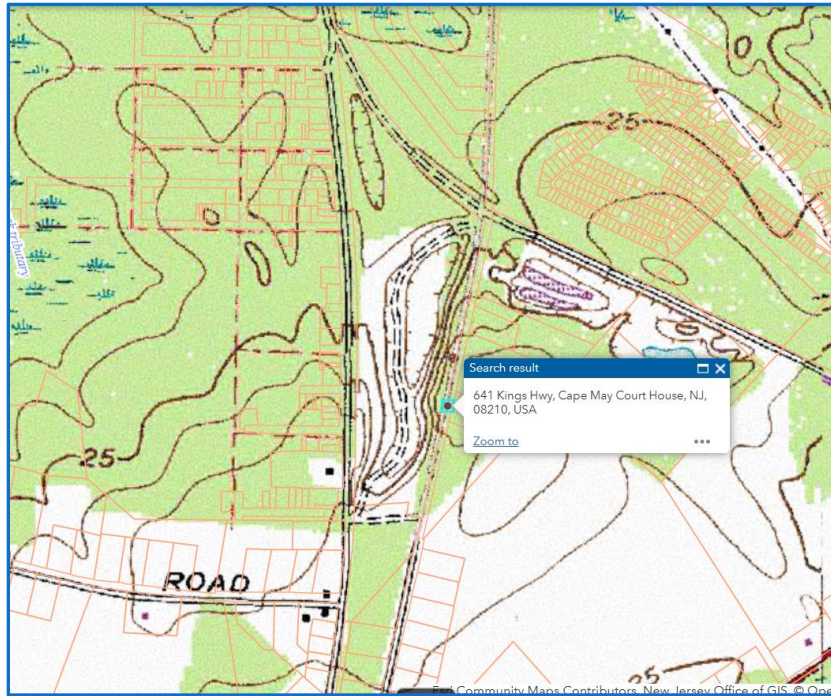


Figure 7 depicts topography on and adjacent to Block 248, Lot 13.

## **ENVIRONMENTAL ASSESSMENT**

Dennis Township Committee Resolution 2025-77 indicates that the South Seaville Landfill ceased operations in 1984.

**Geology.** The NJ-GeoWeb indicates that the subject property is underlain by the Cape May Formation - Unit 2 which is comprised of fine-to-medium sand, minor coarse sand, silt, clay and peat. These soils are generally porous resulting in high potential for leachate generation. Leachate and its potential impacts on water quality are important factors to consider relative to NJSA 40A:12A-14.a(5) since leachate can directly contaminate groundwater and surface water.

**Groundwater Monitoring.** The landfill closure plan indicates that there are five monitoring wells at the South Seaville Landfill. These monitoring wells are the source of the samples analyzed quarterly and reported to NJDEP, Division of Water Quality. Groundwater depth at the site ranges from 3.70 feet to 18.9 feet below surrounding grade. The SRP Case Oversight Report dated December 31, 2009 confirms contamination due to unknown or uncontrolled discharge to soil or groundwater.

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Waste Types. According to NJDEP's solid waste landfill list, the following waste types were discarded at the South Seaville Landfill.

- **Municipal (household, commercial and institutional):** Waste originating in the community consisting of household waste from private residences, commercial waste which originates in wholesale, retail or service establishments, such as, restaurants, stores, markets, theaters, hotels and warehouses, and institutional waste material originated in schools, hospitals, research institutions and public buildings.
- **Dry sewage sludge:** Sludge from a sewage treatment plant which has been digested and dewatered and does not require liquid handling equipment.
- **Bulky waste:** Large items of waste material, such as appliances and furniture. Discarded automobiles, trucks and trailers and large vehicle parts, and tires are included under this category.
- **Vegetative waste:** Waste materials from farms, plant nurseries and greenhouses that are produced from the raising of plants. This waste includes such crop residues as plant stalks, hulls, leaves and tree wastes processed through a wood chipper. Also included are non-crop residues such as leaves, grass clippings, tree parts, shrubbery and garden wastes.
- **Animal and food processing wastes:** Processing waste materials generated in canneries, slaughterhouses, packing plants or similar industries, including animal manure when intended for disposal and not reuse. Also included are dead animals. Animal manure, when intended for reuse or composting, is to be managed in accordance with the criteria and standards developed by the Department of Agriculture as set forth at N.J.S.A. 4:9-38.
- **Dry industrial waste:** Waste materials resulting from manufacturing, industrial and research and development processes and operations, and which are not hazardous in accordance with the standards and procedures set forth at N.J.A.C. 7:26G. Also included are nonhazardous oil spill cleanup waste, dry nonhazardous pesticides, dry nonhazardous chemical waste, and residue from the operations of a scrap metal shredding facility.

NJDEP's Site Remediation Program (SRP). Preferred ID GIS layer represents pending, active and closed cases within the Contaminated Site Remediation and Redevelopment (CSRR) program. This GIS layer includes all sites that are regulated under the Site Remediation Reform Act (SRRA), N.J.S.A. 58:10C-1 et seq. The South Seaville Landfill site is listed as "transferred" on the SRP website.

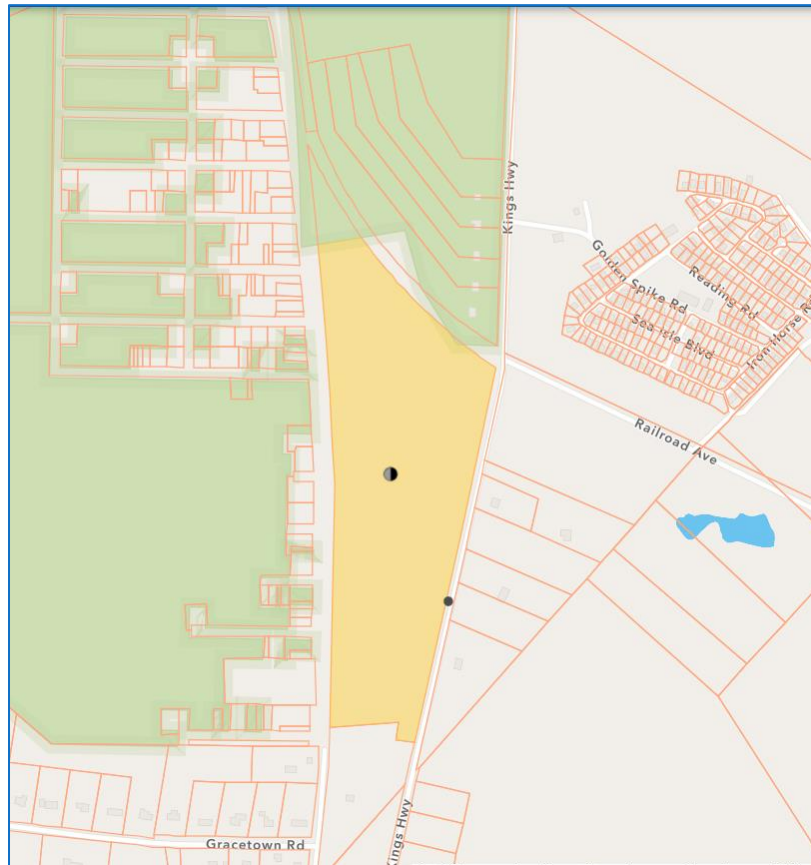
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SRP Case Oversight Report dated December 31, 2009 confirms contamination due to unknown or uncontrolled discharge to soil or groundwater.

**Figure 8 - Site Remediation Program (SRP) - Preferred ID**



Solar Siting Analysis. The purpose of this analysis is to aid the NJDEP, local communities and potential solar developers in planning for solar installations by distinguishing between lands where the NJDEP encourages solar development from those where solar development is discouraged. While solar energy projects provide environmental benefits, environmental damage can occur if projects are not properly sited, more than negating the benefits. This analysis was performed to identify preferred development sites where solar projects are most environmentally desirable from NJDEP's perspective. The South Seaville Landfill site is listed as "Not preferred" - see Figure 9.

Closure Plan. In accord with the "Sanitary Landfill Facility Closure and Contingency Act" (N.J.S.A. 13:E-100), all landfills operating in New Jersey after January 1, 1982 are subject to comprehensive regulatory controls to provide proper closure of such disposal facilities.

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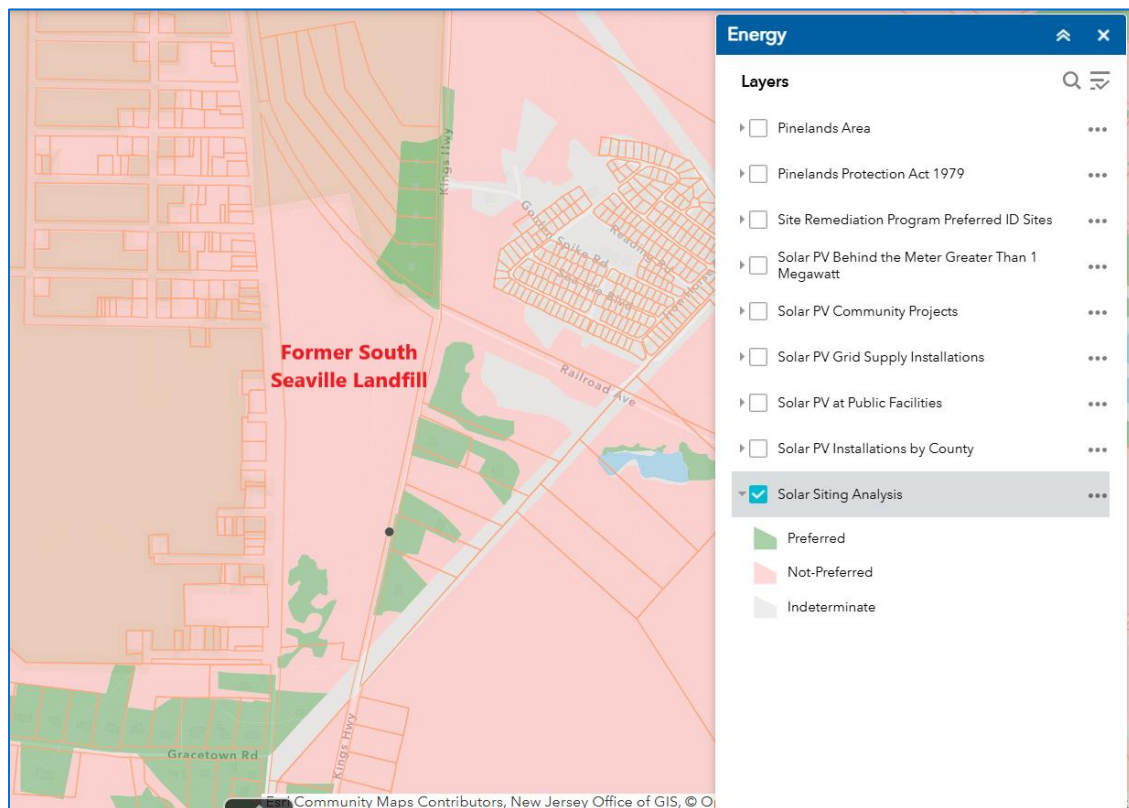
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NJDEP regulations require all landfills operating in New Jersey to submit updated closure plans every two years. Closure plans are required to address grading, landscaping, revegetation, site security, drainage controls, installation of impermeable cap and groundwater monitoring.

The Closure and Post Closure Care Plan (Closure Plan) prepared by Andrew Previti indicates that the site was initially operated as a resource mining facility, after which it was operated by Dennis Township as a municipal landfill until 1983.

**Figure 9 – Solar Siting Analysis**



## **MASTER PLAN & ZONING ANALYSIS**

Under Dennis Township’s current zone plan, the subject parcel is located within the Conservation (C) Zone (Figure 10). Permitted uses in the Conservation Zone are farms, detached dwelling units, public playgrounds, conservation areas, parks and public purpose uses, and primitive campgrounds. Forty percent of the total land area of the Township is within the Conservation area.

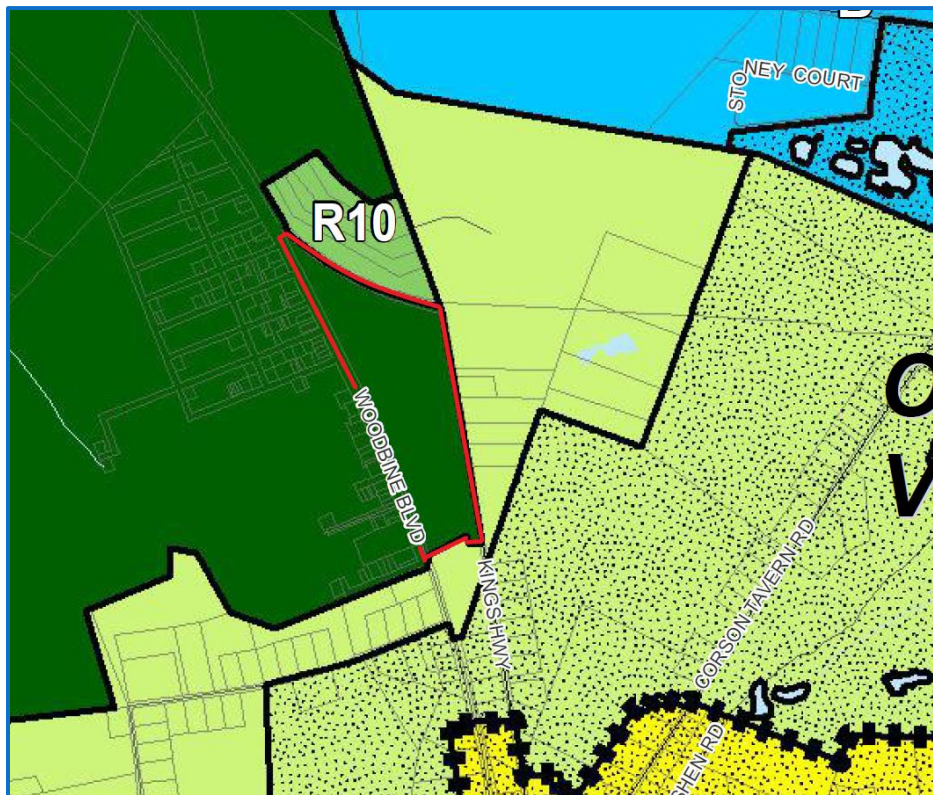
According to the Municipal Land Use Law (NJS 40:55D-66.16.a):

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*Notwithstanding any law, ordinance, rule or regulation to the contrary, a solar or photovoltaic energy facility or structure constructed and operated on the site of any landfill or closed resource extraction operation, shall be a permitted use within every municipality.*

According to the Master Plan, approximately 60 percent of Dennis Township (including the South Seaville Landfill) are located within the Coastal Zone, where the NJDEP regulates development under CAFRA (N.J.S.A. 13:19).

**Figure 10**  
**Zoning Map**



Source: Dennis Township Zoning Map, April 2013

### **NEW JERSEY STATE POLICIES.**

New Jersey's planning and regulatory framework encourages the redevelopment of closed landfills, but only when they are properly closed, environmentally safe, and redeveloped for appropriate end-uses such as parks, recreation, or certain types of development. New Jersey treats closed

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landfills as a subset of brownfields, and state policy at multiple levels encourages putting these sites back into productive use. The NJDEP's Office of Brownfield Reuse explicitly includes landfill redevelopment as part of its mission to coordinate remediation and reuse of contaminated sites.

### [NJ State Development and Redevelopment Plan.](#)

The State Plan Policy Map Planning Areas serve a pivotal role in the State Plan by setting forth Policy Objectives that guide the application of the State Plan's Statewide Policies. Planning Areas are large masses of land that share a common set of conditions, such as population density, infrastructure systems, level of development or natural systems.

The New Jersey State Plan Update Viewer indicates that the subject property is located in Planning Area 4B. Planning Area 4B, officially designated as the Rural/Environmentally Sensitive Planning Area in the New Jersey State Development and Redevelopment Plan, consists of rural areas that have significant environmentally sensitive features. It is designed to guide development in locations where natural systems, such as wetlands, headwaters, or threatened species habitats, are interspersed with agricultural or low-density rural land uses. Planning in this area emphasizes the maintenance of rural character while ensuring that limited growth does not negatively impact sensitive ecological systems.

### [NJ Pinelands Commission.](#)

Block 248, Lot 13 is located in the Forest Area, which is a Pinelands Management Area designation used by the New Jersey Pinelands Commission.

According to the Pinelands CMP (N.J.A.C. 7:50-5.13):

Forest Areas are similar to the Preservation Area in terms of their ecological value and, along with the Preservation Area, serve to provide a suitable ecological reserve for the maintenance of the Pinelands environment. These undisturbed, forested portions of the Protection Area support characteristic Pinelands plant and animal species and provide suitable habitat for many threatened and endangered species. These largely undeveloped areas are an essential element of the Pinelands environment, contain high quality water resources and

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wetlands, and are very sensitive to random and uncontrolled development. Although the overall type and level of development must be strictly limited, some parts of the Forest Areas are more suitable for development than others provided that such development is subject to strict environmental performance standards.

## **ANALYSIS AND CONCLUSION.**

This Preliminary Investigation has been prepared in response to Township of Dennis Committee Resolution 2026-71 authorizing the Consolidated Land Use Board (CLUB) to investigate whether Block 248, Lot 13 should be designated as a Non-condemnation Area in Need of Redevelopment.

Block 248, Lot 13 contains the remnants of a former municipal solid waste disposal facility (Belleplain Landfill) which has been inactive for 43 years. The site is subject to NJDEP oversight, including post-closure monitoring, and is characterized by restricted access, and limited public utility infrastructure. The property is surrounded by forest areas and low-density residential uses.

### Summary of Statutory Criteria Addressed (N.J.S.A. 40A:12A-5).

**Criterion (c):** *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

Block 248, Lot 13 is owned by Dennis Township, has been in a stagnant condition for 43 years, strongly suggesting that the property is not likely to be redeveloped through private capital due to site characteristics.

**Criterion (d):** *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*

Due to conditions associated with the former landfill operation including access, contamination, and settlement, the site continues to present potential detriment to public health, safety and welfare.

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The subject property is characterized by several conditions considered detrimental to public safety including groundwater contamination, steep slopes, uneven settlement areas, restricted access due to unstable soils, and potential methane gas migration requiring monitoring. These hazards align with the LRHL's recognition in Criterion (d) that environmental conditions posing safety risks support a redevelopment designation.

**Criterion (e):** *A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.*

The landfill has remained undeveloped and functionally stagnant since operations ceased in 1983. It contains historic fill and waste materials, resulting in contaminated soils and groundwater, potential methane gas generation, leachate, settlement and instability, all of which constitute objective environmental impairment, directly satisfying the "soil conditions" component of Criterion (e).

In addition, the site is subject to a NJDEP landfill closure plan, ongoing post-closure monitoring requirements, restrictions on excavation, grading, and building foundations, and limitations on utility installation and stormwater infiltration. These constraints significantly limit conventional development and address the "lack of proper utilization" component of Criterion (e).

In its present condition, the landfill is subject to illegal trespass, occasional illegal dumping at access points, an inability to support productive use or tax ratables, and long-term maintenance burdens on the municipality. These factors demonstrate a detriment to community welfare which supports the statutory aspect of Criterion (e).

Since 1983, the landfill has remained vacant and inaccessible. It has generated no tax revenue, required ongoing municipal and regulatory oversight, and remains unattractive to private investment due to environmental constraints. This extended period of stagnation is consistent with LRHL interpretations of Criterion (e) "not properly utilized."

Block 248, Lot 13 clearly satisfies Criterion (e) of the LRHL. The site's environmental impairment, safety hazards, regulatory constraints, and long-term stagnation collectively

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demonstrate that the property represents a detriment to the safety, health, and welfare of the community and is therefore appropriate for designation as a Non-condemnation Area in Need of Redevelopment. Redevelopment designation which will promote environmental remediation, structured reuse, and appropriate long-term planning.

Designation under Criterion (e) is consistent with NJ case law, which recognizes that landfills and environmentally impaired sites are appropriate candidates for redevelopment planning.

A redevelopment designation for Block 248, Lot 13 is consistent with the Pinelands CMP solar regulations (N.J.A.C. 7:50-5.36) which allow municipalities to permit principal-use solar facilities in the Forest Area, provided the site meets strict criteria. One key point is that the solar facility is on a closed landfill, resource extraction site, or hazardous waste site.

Collectively, the above analysis demonstrates that Block 248, Lot 13 meets the intent and standards of the LRHL. The site's longstanding vacancy, lack of economic productivity, environmental conditions and public safety concerns justify its designation as a Non-condemnation Area in Need of Redevelopment. Appropriate redevelopment of this site will eliminate blighting influences associated with underutilization, support the planned closure and reuse of the former landfill, and promote orderly sustainable growth consistent with the Township's planning goals.

It is additionally concluded, that the program of redevelopment will include closure and monitoring of the site in accord with NJDEP requirements, and may be expected to prevent further deterioration of the subject property and promote the overall development of Dennis Township.

**Figure 11**

**Proposed Redevelopment Area**



**IMPLEMENTATION OF REDEVELOPMENT PLAN (NJSА 40A:12A-15).**

In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with clearance, replanning, conservation, development, redevelopment and rehabilitation of an area in need of rehabilitation. With respect to a redevelopment project in an area in need of rehabilitation, the municipality or redevelopment entity, upon the adoption of a redevelopment plan for the area, may perform any of the actions set forth in section 8 of P.L.1992, c.79 (C.40A:12A-8), except that with respect to such a project the municipality shall not have the power to take or acquire private property by

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condemnation in furtherance of a redevelopment plan, unless: a. the area is within (1) an area determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area and the municipality has complied with the notice requirements under subparagraph (e) of paragraph (5) of subsection b. of section 6 of P.L.1992, c.79 (C.40A:12A-6); or b. exercise of that power is authorized under any other law of this State.

## **APPENDIX A – DENNIS TOWNSHIP RESOLUTION NO. 2026-71**

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2026-71**

**RESOLUTION AUTHORIZING THE CONSOLIDATED LAND USE BOARD OF THE  
TOWNSHIP TO INVESTIGATE WHETHER CERTAIN PROPERTY AT BLOCK 248, LOT  
13 SHOULD BE DESIGNATED AS A  
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

**WHEREAS**, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the Dennis Township Committee (“Township Committee”) must authorize the Dennis Township Consolidated Land Use Board (“CLUB”) to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

**WHEREAS**, the Township Committee believes it is in the best interest of the Township that an investigation occur with respect to certain parcels within the Township and therefore authorizes and directs the CLUB to conduct an investigation of the property commonly known on the Township tax maps as Block 248, Lot 13 (hereinafter the “Study Area”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

**WHEREAS**, the redevelopment area determination requested hereunder authorizes the Township and Township Committee to use all those powers provided by the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”).

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The CLUB is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment.

Section 3. As part of its investigation, the CLUB shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The CLUB shall conduct a public hearing in accordance with the Redevelopment Law, specifically N.J.S.A. 40A:12-6, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing as required by law. The notice of the hearing shall specifically state that the redevelopment area determination shall not authorize the

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**RESOLUTION NO. 2026-71**  
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Township or Township Committee to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condensation Redevelopment Areas.

Section 5. At the Public Hearing, the CLUB shall hear from all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the CLUB and made part of the public record.


Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the CLUB shall make a recommendation to the Township Committee as to whether the Township Committee should designate all or some of the Study Area as an area in need of redevelopment.

Section 7. This Resolution shall take effect immediately.

ATTEST  ATTEST   
 Jacqueline B. Justice, RMC/Clerk Scott J. Turner, Deputy Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen			X			
Germanio	X		X			
Cox						X
Turner		X	X			
Matalucci						X

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their special meeting held on April 07, 2026 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

ATTEST   
 Jacqueline B. Justice, RMC/Clerk

**APPENDIX B - DENNIS TOWNSHIP RESOLUTION XXX**  
**(DESIGNATION)**

**RESOLUTION DESIGNATING BLOCK 248, LOT 13 (FORMERLY KNOWN AS THE DENNIS TOWNSHIP SOUTH SEAVILLE LANDFILL)**

Township of Dennis  
South Seaville Landfill  
Preliminary Investigation (Block 248, Lot 13)

**WITHIN THE TOWNSHIP AS AN AREA IN NEED OF  
REHABILITATION**

**WHEREAS**, pursuant to the “Local Redevelopment and Housing Law,” N.J.S.A. 40A:12A-1 et seq., a municipality may designate an area in need of rehabilitation; and,

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L. 1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions such that:

- (1) A significant portion of the structures thereon are in a deteriorated or substandard condition;
- (2) More than half of the housing stock in the delineated area is at least 50 years old;
- (3) There is a pattern of vacancy, abandonment, or underutilization of properties in the area;
- (4) There is a persistent arrearage of property tax payments on properties in the area;
- (5) Environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

**WHEREAS**, prior to its cease of operations in 1984, Block 248, Lots 13 on the tax maps of the Township of Dennis (the “Area”) housed the Dennis Township South Seaville Landfill; and

**WHEREAS**, the Area remains undeveloped; and

**WHEREAS**, in accordance with the LRHL the Township Committee of the Township of Dennis (the "*Township Committee*") has determined to investigate whether the Area should be designated as an "area in need of rehabilitation" as that term is defined in the LRHL; and

**WHEREAS**, in accordance with the requirements of *N.J.S.A. 40A:12A-14*, the Township Committee has determined that there is sufficient documentation that, with respect to the Area: environmental contamination is discouraging improvements and investment in properties in the Study Area (criteria (5)); and

**WHEREAS**, the designation of the Study Area by the Township as an area in need of rehabilitation is expected to promote the overall development of the Township in accordance with the requirements of *N.J.S.A. 40: 12A-14*; and

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**WHEREAS**, the Dennis Township Committee adopted a Resolution providing for the submittal of this resolution to the Consolidated Land Use Board for its review and recommendations on \_\_\_\_\_; and

**WHEREAS**, the Dennis Township Consolidated Land Use Board has reviewed the Resolution and recommended that the Area be determined to be in need of rehabilitation as set forth in criteria (5), “Environmental contamination is discouraging improvements and investment in properties in the area”; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Dennis as Follows:

1. The Township Committee hereby designates the Area as “an area in need of rehabilitation.”
2. The purpose of this designation is to promote and facilitate the overall development of the community, including the Area.
3. This Resolution shall take effect immediately upon transmittal by the Township Clerk of this Resolution to the Commissioner of the New Jersey Department of Community Affairs.

**Meeting Date:**

**APPROVED:**

\_\_\_\_\_

\_\_\_\_\_

Township of Dennis  
South Seaville Landfill  
Preliminary Investigation (Block 248, Lot 13)

**APPENDIX B1 - DENNIS TOWNSHIP RESOLUTION XXX  
(DESIGNATION)**

**RESOLUTION DECLARING BLOCK 248, LOT 13 (FORMERLY  
KNOWN AS THE DENNIS TOWNSHIP SOUTH SEAVILLE LANDFILL)  
AS AN AREA IN NEED OF REHABILITATION**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential, and civic facilities; and

**WHEREAS**, the Redevelopment Law empowers the Township of Dennis (“Township”), by and through its Township Council (the “Township Committee”), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under N.J.S.A. 40A:12A-14; and

**WHEREAS**, [Township Committee] directed the [Township planner/planning firm/engineer/clerk], [name of entity performing study] (“[reference name of study entity]”), to conduct a preliminary investigation to determine if the Block 248, Lot 13 (formerly known as the Dennis Township South Seaville Landfill (“Study Area”), as described in the attached boundary map, and which is generally bounded by Kings Highway to the east and Woodbine Boulevard to the west, qualifies as an area in need of rehabilitation pursuant to N.J.S.A.40A-12A-14; and

**WHEREAS**, [study entity’s] findings, presented in a [letter/report/plan] entitled “[title of letter/report/plan]” dated [date of letter/report/plan], attached herewith as Exhibit A (“[study entity] Report”); and

**WHEREAS**, the [study entity] report concludes that because Environmental contamination is discouraging improvements and investments in the Property, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

**WHEREAS**, the Township Committee desires to refer the Study Report and the draft Resolution to the Consolidated Land Use Board for review and comment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Dennis as Follows:

4. The Township Committee hereby refers the Study Report and Resolution to the Consolidated Land Use Board for its review and recommendations in accordance with the LRHL.
5. This Resolution shall take effect immediately upon passage.

**Meeting Date:**

Township of Dennis  
South Seaville Landfill  
Preliminary Investigation (Block 248, Lot 13)

**APPROVED:**

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**Exhibit A**

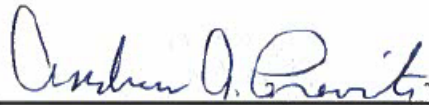
[Attach report/study/plan]

Township of Dennis  
South Seaville Landfill  
Preliminary Investigation (Block 248, Lot 13)

**SOUTH SEAVILLE SANITARY LANDFILL  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY  
FACILITY NO. 0504C  
PROJECT NO. 8146**

**CLOSURE AND POST CLOSURE CARE PLAN**

**WALKER, PREVITI, HOLMES & ASSOCIATES  
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Marmora, New Jersey 08223  
(609) 390-1927**



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