

Dennis Township Combined Land Use Board Meeting of July 27, 2017 Report to the DTEC

The first application, Two Brews, LLC, had to do with the expansion of the brewery within the existing building. Testimony was presented that the reason for the request was to expand brewing capacity, (approximately tripling it), and to relocate the store that sold accessories and souvenirs, adding canned beer for sale. No additional seating capacity is planned. The DTEC did not have any comments on this application at the last meeting.

The second application, Clermont Holdings, LLC, concerned a proposed addition for storage. The company does not fabricate boat parts at the facility, but assembles two different models of parasail boats from parts manufactured elsewhere. Currently, partially assembled boats are stored outside before final assembly and incur much damage from the weather which must be cleaned up before the work can continue. The storage addition is proposed to house the boats awaiting final assembly so that they are protected from the weather. Combined board member Scott Turner inquired about any possible hazardous products or chemicals that might be stored at the facility and was told that there would not be any necessary, it was not proposed as a manufacturing use.

The third application was the Sea Grove Campground expansion- from the current 190 sites to a proposed 290 sites. Much testimony was presented along with comments from residents in the audience, which answered many of the concerns raised by the DTEC at its last meeting. Among them:

No bath houses were proposed because the newer park model trailers, (campers), are self-contained. The septic system required has not been fully designed yet and will fall under the purview of the NJDEP, required if the application is approved and proceeds.

DTCLU board member Scott Turner had to recuse himself because of a conflict, so DTEC chairman Bob Penrose asked about the presence of endangered species or proximity to wetlands and was told by the applicant's engineer that studies would be required by the CAFRA permit and would be addressed at that time. Bob also asked about the approximately 10 acres of trees that would be removed as a result of construction and was told by the applicants that they would definitely be open to planting native trees and plantings and invited the members of the DTEC to visit both the campground and the adjacent garden center. They said that they felt that we would be impressed with the woman who runs the garden center who could advise them on proper native replacement trees and plantings.

The evening concluded after 11:00 without a decision being made on the campground application.

Respectfully submitted by Bob Penrose