

TOWNSHIP OF DENNIS ENVIRONMENTAL COMMISSION

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FEBRUARY VIRTUAL MEETING AGENDA

Tuesday, February 7, 2023, at 5:30

Call to order by Chairman Bob Penrose

"The notice requirements provided for in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was published in an annual meeting notice in the Cape May County Herald and is posted on the bulletin board of the Township Hall, pursuant to N.J.S.A. 10:4-6 et seq.

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS PRESENT:

Penrose/Chairman _____ J. Turner/Vice Chairman _____ _____ Herlihy _____ Alt #1
_____ Rebmann/Alt #2 _____ Rosenthal _____ Slotterback _____ Salimbene _____

Approval of minutes:

Previous meetings:

January Reorganization 1-10-23

Guests: None scheduled.

Correspondence:

There was no correspondence in the mail tray as of January 31, 2023

Consolidated Land Use Board business: Bob Penrose-

Application heard at the November 17, 2022 meeting:

An application from Pierson Pleasantville, LLC for the property located in a Business District at: 384 Woodbine-Oceanview Road and 471 Corson Tavern Road, Block 224, Lots 68.01, 73, 74.02, 75.03 and 78.04-

Applicant seeking preliminary and final site plan approval, a use variance, bulk variances, waivers from subdivision and/or site plan standards and any and all waivers and/or approvals necessary to add ready mix concrete as an additional use associated with an existing gravel pit. Adjourned at the June meeting.

Testimony began at the July meeting, continued through the August meeting, continued at the September meeting, skipped the October meeting, (so a backlog of smaller applications can be heard), and was continued but not completed at the November meeting. It was continued at both the December 22, 2022 meeting, and the January 26 meeting and will continue at a future meeting.

An application from Ocean View Associates Realty, LLC, 2721 Rt. 9, Block 226, Lots 31.01, 32, asking to provide rooming for approximately 10 employees of the nursing home, (which is located on the premises), on the second floor of the structure located in front of the main structure was adjourned at the October 27, 2022 meeting.

A special Combined Land Use Board meeting was held on December 1, 2022, to review and approve the Dennis Township Master Plan Reexamination Report. The report was approved.

An application by John J. Connors- Block 262, Lots 15 and 16 – Located on Route 9 in a CVC(Clermont Village Center) and a CVR(Clermont Village Residential zone. Applicant seeking a use variance, bulk variances, a height variance, parking variance and any and all waivers and/or approvals necessary to develop the property with a first-class resort consisting of main lodge, individual bungalows, and cabins, a tavern, various event spaces and recreational uses for patrons of the resort and the general public. The application was adjourned at the January 26, 2023 meeting.

An application by Ryan Development Group, LLC- Block 260, Lots 4.04 & 4.05- Located on Route 83 in a CVC(Clermont Village Center) zone. Applicant seeking preliminary and final site plan approval, bulk variances and any and all variances, waivers and/or approvals necessary to construct a 5 unit building housing contractor workshops and small office in each unit, and parking. The application was adjourned at the January 26, 2023 meeting.

An application by Peter J. Pittaluga- Block 120, Lot 33- Located on Dennisville Road, (County route 628) in a R3(Rural Single Family Residential) Zone. Applicant seeks a Minor Subdivision to create 3 conforming lots from an existing 46.75 ac lot.

The details of the applications are available online on the Township website.

Ongoing/Old Business:

Pond and garden renovations –
No construction activity so far- plants can still be rescued!

New Business:

Goals for 2023

Public Comment:

Motion to Adjourn: _____ **2nd by:** _____

Next Virtual Meeting- Tuesday, March 7, 2023 at 5:30

