



Dennis Township Environmental Commission Meeting Minutes Dec 6, 2022

Present at the Zoom meeting were: Bob Penrose (Chairman), Justin Turner (Vice-Chairman), Ray Rebmann, Brad Rosenthal, and Sue Slotterback, (Members).
Following roll call, November meeting minutes were approved.

No guests were scheduled and Mr. Penrose indicated there was correspondence from the Pinelands Commission to attorney Anthony Monzo representing the Richard and Marcia Hocker Revokable Trust concerning a longstanding issue with two dwellings on a lot, one of which had been built without a permit. While previously okayed by the township Land Use Board, Pinelands has requested additional documents.

Mr. Penrose turned next to Land Use Board activity and the ongoing application of Pierson Pleasantville LLC for its property on Woodbine-Oceanview Road in a business district. Applicant wants preliminary and final site approvals along with assorted variances and waivers to add a ready mix concrete to its existing gravel pit

This application has been continued for several meetings since June and is next scheduled to be heard at the December Land Use Board meeting.

Mr. Penrose observed that opponents of the application are represented by an attorney as is the applicant and the November meeting involved considerable testimony from opponents of the application.

Pierson currently operates a gravel pit behind the proposed site.
The site is between an Atlantic City Electric facility and a private business and the area is considered "industrial".

In other business, James and Debbie Mooers proposal to build a pole barn and two lean-tos at 145 Fidler Rd. was approved.

Ocean View Realty's application to provide rooming for ten employees on the second floor at its existing nursing home at 2495 Rt.9 was not heard at the November meeting.

Mr. Penrose next spoke at length about the special Land Use Board meeting on December 1 at which the township Master Plan was reviewed for possible changes.

"We looked at a lot of areas of the master plan during the course of 5-6 meetings," he explained.

The object of the review which will be available for reading on the township website is to bring land use ordinances into more conformity with what the board is seeing at its meetings. Such topics as town centers, cluster development were among the items considered with the board looking to make rules more practical for the township that are presently more suited in some respects to urban areas and might help reduce to volume of variance requests especially from commercial applicants.

Mr. Penrose discussed lot coverage requirements, drainage and retention basins and retention ponds, all of which of potentially involved in larger coverage applications.

"Many of our recommendations were clarifications more than changes," he noted. "These are guidelines. Township Committee must make any ultimate decision and then that must be approved by the state."

When asked how the township benefits by following the current state guidelines, in matters such as setbacks, he indicated that we don't.

Mr. Penrose next described his meeting with Jessica Bishop and Frank Laughlin from the township to discuss the municipal garden. Using a grant the township received, public works will remodel the garden, altering it to make it more user friendly for seniors. It won't be native habitat but a "sitting garden".

The commission will be responsible for the plantings.

The garden will have picnic tables and be wheelchair accessible. Mr Rebmann, reminded members about the ANJEC grant and that will be used to purchase plants and signage for the woodland path. He will look into ordering appropriate signs to be used to identify various trees, shrubs and plants along the path.

While Mr. Penrose suggested some circular planters and curved beds, the garden will feature square raised beds. The garden will have room for a small pond as well, along the lines of the current pond.

Justin Turner indicated that the Turner family would be interested in helping supply benches for the garden.

Members discussed the possibility of resuming in-person meetings in 2023. Several members expressed a preference for the zoom meetings currently used while one member indicated that in-person meetings might create a scheduling conflict. For the time being, meetings will continue under the present format.

There being no other business to discuss, Mr. Penrose closed the meeting.

