



## **Dennis Township Environmental Commission Meeting Minutes Nov.1 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, October meeting minutes were approved.

No guests were scheduled and Mr. Penrose indicated there was no new correspondence.

Mr. Penrose next noted that the Land Use Board had been busy of late.

Ongoing has been the 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 the summer and was next scheduled to be heard at the November Land Use Board meeting.

Mr. Penrose observed that opponents of the application are represented by an attorney as is the applicant.

Discussing the application, several members recalled the applicant coming to the then-Zoning board years prior to obtain permission to build an asphalt plant and concrete recycling facility. The present application does not propose concrete recycling or asphalt. Mr. Penrose described the operation as "batching concrete to fill trucks and send them on their way".

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

Other applications considered by the board included Francis Klebauer's application to build a 6000 square foot building in the business district on Stoney Court. The building, for ER Dietz Masonry will consist of a garage, office, and storage area. It was approved.

Also approved was Ocean View Petroleum's application to renovate an existing two story building, site of the old Riggins Gas Station on Route 9. The building will house a shop and upstairs apartment. Also approved was this applicant's proposal to construct a gas station canopy, underground gas tanks (old tank from previous station has been pulled), parking and driveways.

Two applications were adjourned, James and Debbie Mooers proposal to build a pole barn and two lean-tos at 145 Fidler Rd. as well as Ocean View Realty's application to provide rooming for ten employees on the second floor at its existing nursing home at 2495 Rt.9  
There being no other business, Mr. Penrose closed the meeting.

The final application discussed was Richard Hocker and Marcia Hocker Revocable Trust at 163 Fidler Rd. This application has been subject to considerable correspondence with DEP according to Mr. Penrose. In the late 1970's a second floor apartment had been built without a required Pinelands permit. The applicant had finally "satisfied" that requirement and was currently seeking local approval to consolidate seven existing lots into two. One of these lots has two existing dwellings (including the apartment) which requires a use variance as well as other variances for a yard setback.

Mr. Rebmann asked about any regulations governing tree cutting on private property. While there are no apparent restrictions on cutting, any such activity related to development is regulated. Stormwater management, permeable area, drainage and parking issues are regulated by Land Use, especially regarding commercial development where more land tends to be needed thus necessitating the cutting or more trees on a subject property.

Members also discussed what happens to "disturbed: areas that are permitted to grow back. Ms. Slotterback noted that what was originally on the site might not be what grows back and invasive plants often take over disturbed ground.  
It's not nature to clear cut and let it grow back, she observed.

Other members added that certain properties such as campgrounds have fewer trees and not much undergrowth and sees this trend with other private property owners in the township who wish to "clean" their lots of unwanted vegetation.

Members continued its discussion about the community garden. Mr. Penrose has completed a tentative sketch of the proposed new look which will include raised beds and picnic tables to accommodate expected activity from the Township Senior Center,

Members discussed types of plants to include in the garden given the partly shaded conditions prevailing. One suggestion was to plant grass around the perimeter while creating compost piles from clippings and weedings. The tendency is now to create a more formal garden than previous efforts to present a backyard habitat. Ms Slotterback indicated that the signage advertising the backyard habitat should be removed.

Mr. Rebmann mentioned purchasing signs for the trees and plants along the wooded walkway to the rear of the garden to be placed along the walkway.

Citing lack of neighbor support to help maintain the garden previously, Mr. Turner suggested that this was a better direction for the commission to take, as it would encourage seniors to get involved in the project.

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