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Ringwood, New Jersey 07456
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Tel: 973-728-2945
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April 6, 2023

via Certified Mail

DENNIS TOWNSHIP ENVIRONMENTAL COMMISSION
571 Petersburg Road
Dennisville, NJ 08214

Regarding: **TREATMENT WORKS APPROVAL (TWA) - PUBLIC NOTIFICATION**
1089 NJSH ROUTE 47
BLOCK: 64, LOT: 30
DENNIS TOWNSHIP, CAPE MAY COUNTY NEW JERSEY
HOUSER PROJECT NO.: 2543.18

To Whom it May Concern:

This letter serves to notify Dennis Township that Dennis 47 Developers, LLC is applying to the New Jersey Department of Environmental Protection (NJDEP) for a *Treatment Works Approval* (TWA) for the construction of an *Individual Subsurface Sewage Disposal System Design* at the above-referenced property.

Notifications to the local environmental commission and planning board are requirements of the TWA submission. The submission is being prepared by Houser Engineering, LLC (Houser) on behalf of Dennis 47 Developers, LLC. Houser will submit a NJDEP *Form WQM 006A* for the formal consent of the Township. A complete copy of the NJDEP *TWA Form 1* application and design plans will accompany the *Form WQM 006A*.

Please do not hesitate to contact me at (973) 728-2945 or jhouser@housereng.com with any questions regarding this matter.

Sincerely,

HOUSER ENGINEERING, LLC

A handwritten signature in blue ink that reads "Jeffrey R. Houser". The signature is written in a cursive style.

Jeffrey R. Houser, P.E.
Principal



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 4, 2023

Sue Shirk, Executrix of the Estate of Warren North (via email)
810 Asbury Avenue
Unit 7
Ocean City NJ 08226

Re: Application # 2023-0025.001
Block 67, Lot 28
Dennis Township

Dear Ms. Shirk:

On February 27, 2023, we received a request and a \$250 review fee for written confirmation from the Commission regarding whether a proposed addition to an existing single family dwelling on the above referenced 2.43 acre parcel required the completion of an application with the Commission. We have also reviewed additional information from Dennis Township on March 22, 2023 and additional information received on March 24, 27 and 31, 2023.

We have reviewed the following information:

- A copy of the Certificate of Approval for a garage issued on November 16, 1987 by the Dennis Township Construction Code Official for Block 67, Lot 28
- February 18, 2022 deficiency letter issued by the Cape May County Department of Health for the septic systems servicing the existing dwelling and apartment over the existing garage
- A copy of the November 21, 2022 Septic Repair Compliance letter issued by the Cape May County Department of Health for the existing septic repair/alteration for the single family dwelling and one bedroom apartment over the existing garage on Block 67, Lot 28

Based on our review of this information, a second dwelling (garage apartment), was established on Block 67, Lot 28 after 1981, the effective date of our regulations, without application to the Commission. The establishment of a second dwelling unit after 1981 on the parcel without application to the Commission constitutes a violation of the application requirements of the Township land use ordinance and the Comprehensive Management Plan (CMP).

The above referenced parcel is located within Dennis Township's PV zoning district which permits single family dwellings on lots containing at least 3.2 acres. This means that a total of 6.4 acres is necessary for both the single family dwelling unit and the garage apartment to meet the 3.2 acre zoning requirement in the Township's PV zoning district.

To address this violation, you have the following options:

Option One: Apply to the Commission for the establishment of the second dwelling (garage apartment) within the existing garage located on the parcel. If you wish to pursue this option, a lot size variance from the Township, the conversion of the existing septic system to an alternate design wastewater treatment system and the purchase and redemption of 0.25 Pinelands Development Credits (PDCs) will be necessary.

The submitted information indicates that the parcel contains 2.43 acres. Single family dwelling(s) on lots containing less than 3.2 acres that are serviced by an onsite septic system must utilize an “alternate design” septic system approved by the Pinelands Comprehensive Management Plan (CMP). More information about the approved systems may be found at the Commission’s website at www.nj.gov/pinelands/landuse/current/altseptic/.

PDCs are assigned to lands in the most environmentally sensitive areas of the Pinelands. By purchasing the required PDCs, an applicant is preserving land in these areas. For general informational purposes only, the cost of each 0.25 PDC has recently exceeded \$20,000. For additional information concerning the current price and the purchase of PDCs, please visit www.nj.gov/pinelands/pdcbank/.

Option Two: Identify 3.97 acres of additional, vacant contiguous acreage located in the Township’s PV zoning district that will either be consolidated with the existing 2.43 acre parcel containing the two single family dwellings (dwelling and garage apartment) or permanently deed restricted for the benefit of the dwelling and garage apartment to meet the 3.2 acre zoning requirement in the Township’s PV zoning district. If you wish to pursue this option, an application must be completed with the Commission for the second dwelling (garage apartment), and a recorded copy of a deed of consolidation or deed restriction will be necessary.

Option Three: Provide a schedule of removal of the concerned garage apartment, including a date by which removal of the garage apartment will be complete. Upon completion, please also submit written confirmation from an appropriate Town official that the garage apartment has been removed.

Within 60 days of this letter, please submit the following to address the violation:

1. A written response indicating which of the above three options you wish to pursue to address the violation.

If you wish to proceed under Option One or Option Two above, please also submit the following information:

2. Complete and submit an Application for Development in the Pinelands Area and the \$250 application review fee for the second dwelling unit (garage apartment). If the applicant is not the owner of the property, the address and written consent of the owner must be submitted. You may elect to apply the \$250 previously submitted towards the application for the proposed second dwelling. If so, please advise us in writing.
3. Copies of all municipal permits and approvals issued for the second dwelling unit. If you elect Option One, please also obtain and submit a copy of the municipal lot size variance for the second dwelling unit.
4. If you elect Option Two, please identify the location and municipal block and lot of the vacant contiguous acreage to be consolidated and/or deed restricted to meet zoning requirements.

3. A digital plot plan, prepared by an appropriately licensed professional, showing the following:
 - a. All wetlands located on and within 300 feet of Block 67, Lot 28. A line delineating the 300 foot buffer to wetlands must be depicted on the plan. A note must be added to the plan indicating the source of the mapping and that such mapping has not been field verified by the Commission staff.
 - b. A note must be placed on the plan indicating that "No development, including clearing and land disturbance, is permitted within wetlands and wetlands buffers".
 - c. The location of all development on the parcel, including the two concerned dwelling units (dwelling and garage apartment), structures, parking areas, limits of disturbance/clearing, driveway(s) and septic system(s) location.

Based upon the Commission's regulations, we cannot respond to your request concerning the proposed addition to the existing single family dwelling until the existing violation on the parcel is addressed.

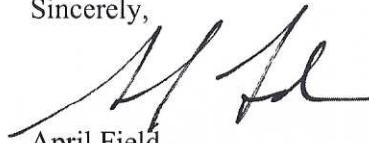
No further development, including clearing and land disturbance, may occur on the parcel until you have completed an application with the Commission, submitted copies of all applicable county and municipal permits and approvals to the Commission and received a written response from the Commission staff indicating that any such permits and approvals may take effect.

Please submit all application-related materials, including large reports and plans, in digital format to appinfo@pinelands.nj.gov. All plans must be in .pdf format.

By copy of this letter, we are alerting Cape May County Health Department and Dennis Township officials to this matter.

If you have any questions, please contact Branwen Ellis of our staff.

Sincerely,



April Field
Chief Permit Administrator

enc: Application for Development in the Pinelands Area
(Above form(s) may be found at nj.gov/pinelands/appli/tools/.)

- c: Secretary, Dennis Township Planning Board (via email)
- Dennis Township Administrator (via email)
- Dennis Township Zoning Officer (via email)
- Dennis Township Construction Code Official (via email)
- Dennis Township Environmental Commission (via email)
- Ray Poling (via email)
- Cheryl & Henry Weigel (via email)



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 5, 2023

Robert Hallowell, Board President
Holly Lake Campground Condominium Association (via email)
P.O. Box 277
Dennisville, NJ 08214

Re: Application # 1988-0544.007
Block 57, Lot 16
Dennis Township

Dear Mr. Hallowell:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Branwen Ellis, of our staff.

Sincerely,

for Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Certificate of Filing
Local Agency Approval Submission Checklist
(Above form(s) may be found at nj.gov/pinelands/appli/tools/.)

c: Secretary, Dennis Township Planning Board (via email)
Dennis Township Construction Code Official (via email)
Dennis Township Environmental Commission (via email)
Secretary, Cape May County Planning Board (via email)
Cape May County Health Department (via email)



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Laura E. Matos
Chair

Susan R. Grogan
Executive Director

CERTIFICATE OF FILING

Application #: 1888-0544.007
Applicant: Holly Lake Campground Condominium Association
Municipality: Dennis Township
Block 57, Lot 16
Forest Area, PF25 Zoning District: 39.27 acres

Proposed Development
Construction of a 256 square foot pavilion

Plan(s) Subject of Certificate of Filing
Not Applicable

for Charles M. Horner, P.P.
Director of Regulatory Programs

May 5, 2023

Date

BACKGROUND

Existing development:

- ♦ Campground serviced by onsite septic system.

Relevant Information:

- ♦ The pavilion is proposed to be constructed over an existing paver patio.

CONDITIONS

None

NEXT STEPS

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.