

**Bass River Township Planning Board**  
**April 20, 2021 Agenda**  
**7:00 P.M.**

1. Called to order at \_\_\_\_\_P.M.            *1A. Via Zoom phone call and in-person*

2. “Sunshine Law” announcements. The April 20, 2022 meeting of the Bass River Township Planning Board is being held in conformance with the Open Public Meetings Act, notice appearing in The Press and The Beacon.

3. Roll Call:

_____ Mrs. Debby Cope	_____ Mrs. Deborah Oeser
_____ Mrs. Bonnie Adams	_____ Mrs. Cindy Ruffo
_____ Mr. Nick Caprigilione	_____ Mr. Rick Steele
_____ Mr. Russ Bien	_____ Ms. Mary DeLois (1st alternate)
_____ Mr. Paul Chandler	_____ Mr. Win Allen (2 <sup>nd</sup> alternate)
_____ Mr. Bob Neuweiler	

5. Approval of the February 16, 2022 meeting minutes.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_

6. Correspondence: See correspondence list

7. **New Business:**

- Application # 2022-02 Viking-Valhalla for 5738 US Route 9 (Block 26 Lots 2, 2.A & 8), for major site plan expansion of existing Valhalla boat sales building to add an enclosed showroom, with a variance for set-back distance.

8. **Informal Business:**

- Mr. Bill Teichman, a potential buyer for Block 11 Lot 1, 73 Old New York Road, has questions about property features, uses, and variances. Some of those questions have been answered by Bass River Township office staff and Mr. Joe Gray of CME via phone calls and emails. He was advised to contact Little Egg Harbor Construction Office for more specific answers about construction and repair permits.
- Mr. James McGuire, construction supervisor for Mr. Dylan McGuire, Block 31 Lot 8.A off Route 9, south of Offshore Manor, has questions about property. It is a narrow lot, approximately 100’ x 600’, will it need a variance to be buildable? Is any of the property in Pinelands Preservation, does it have any endangered species that would prohibit

building a home? Is the easement to access the property deeded for use by this owner? How will utilities be run to the home? Is there any setback guidance? Sue Munson stated on March 30, 2022 that lot must be 3.2 acres to be buildable, but Mr. McGuire was not present at that time.

- Mr. Israel Goldenarow, Golden Arrow LLC, leasing 5695 Route 9 (Block 54 Lot 42) from Gretna Realty of Edison, NJ, proprietor of Delta Gas station. He is interested in expanding services of the gas station to include small convenience store. He would like to know about variances and setbacks.
- Mr. Frank Vitolo, asking about property at 90 West Greenbush Road (Block 43 Lot 8.03), would like to demolish existing home and build a mother-daughter home on the property. What are setbacks, can they build two separate homes on the 3.289 acres, or must they be attached? Is any of the property Pinelands protected? Sewer and water questions.
- Charles and Susan Dasti want to subdivide their 6 acre Q-Farm property at 154 North Maple Avenue (Block 50 Lot 3). They will attend via Zoom call-in.

9. **Old Business:**

- Board discussion for zoning changes – Engineers update.

10. Open to Public at \_\_\_\_\_ P.M.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_

11. Close to Public at \_\_\_\_\_ P.M.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_

12. Meeting adjourned at \_\_\_\_\_ P.M.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_