



BASS RIVER TOWNSHIP

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Bass River Township Planning Board Meeting

April 20, 2022

The regular meeting of the Bass River Township Planning board was held on April 20, 2022 in-person and via Zoom phone call and was called to order at 7:12 PM. The meeting was opened with the flag salute. In accordance with the Sunshine Law, notice of the meeting was posted in The Beacon and the Atlantic City Press.

Planning Board members present were: Mrs. Ruffo, Mr. Neuweiler, Mr. Steele, Ms. DeLois and Mr. Allen. Mrs. Adams attended via Zoom call.

Mr. Christopher Norman attended as legal representative. Mr. Joe Gray attended as engineering representative.

The minutes of the reorganization meeting and regular meeting of February 16, 2022 were available for the board and the public.

Ms. DeLois made a motion to approve the minutes and Mr. Neuweiler seconded the motion. Six were in favor and the motion was passed.

Correspondence List was read by Mrs. Ruffo.

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. Viking was legally represented by Mr. William F Hyland, Jr. with witnesses Mr. Jeffrey Staub of Viking Yacht Company and Mr. Cormac Morrissey of Dixon Associates Engineering, LLC.

Mr. Morrissey presented Drawing A1, an aerial view of the property under discussion. He stated that the canopy of the current outdoor boat display pad was damaged by high winds a year and a half ago. Viking would like to extend the building area to create a permanent boat showroom that will fully enclose the boats, and to rebuild an asphalt access ramp to transport boats. He said the modifications will beautify the building and potentially save water by not having to wash down the boats weekly. He listed benefits

versus negative impacts and answered questions from the board regarding roof impervience vs concrete pad runoff tradeoffs as being a slight increase.

Mr. Morrissey presented Drawing A2, a plan drawing of the proposed building renovation. Mr. Gray stated that Bass River ordinance for Highway Commercial Zone calls for a 75' set back, and the current building was approved for a variance to 48.8'. This site plan is requesting a variance to 44.21' set back to align the original building with the showroom area. Mr. Morrissey explained safety of building design for exit and entry of the property, that there is no substantial impact on driver's sight triangle.

Mr. Gray asked about flood proofing, and Mr. Morrissey explained the options that had been considered. Raising the proposed construction area to 11' would put it above the main building elevation of 7.8', which would not be conducive to good travel flow between the existing building and the showroom area. Building a dike around the building site would not be conducive to transferring boats to and from the showroom. Installing wet flood vents is the best option, as they are already in the main building, and they have already been approved by CAFRA. Mr. Morrissey stated that Viking has already received approval on State, CAFRA and Flood Hazard permits. The CAFRA permit is for the whole property, and a second CAFRA permit is approved specifically for this building. They also have conservation district approval. There is no impact to Burlington County drainage issues, as there are no new utilities or sewer being added.

Mr. Gray stated that an increase in size for this building calls for additional parking spaces. Mr. Norman said this may require an additional variance. Mr. Staub said that the usage space is not significantly changing from current conditions, just being enclosed. He said that there are already more than enough parking spaces, because number of employees and customers is not changing, and parking site is integrated with marina and other boat customer parking areas. Chris Norman agreed that it is already being used as a display space, an increase in number of customers is not expected, and that integrated parking spots will be adequate. With additional spaces required, and no calculations given, it was decided that a variance was required, and since they stated they advertised for any additional variances required, the board granted that variance.

Mr. Gray asked about the height given on the variance application of 56.9'. Will there be additional stories added to the current one story building? Mr. Staub stated that the height is for the entire property, and since there are other storage and manufacturing buildings of that height, that is why 56.9' was given on the plans. However, the proposed building height will be 24'.

Mr. Gray asked about signage, what changes will be made, particularly with the boat manufacturer emblems? Mr. Staub said the emblems will remain on the interior of the building. Mr. Morrissey stated that the exterior building signage may be lowered, but will remain attached to the building, there will be no additional signage separate from the building.

Mr. Gray advised them to set up a pre-construction meeting with him for inspections.

Mr. Neuweiler made a motion to open the meeting to the public for questions and comments regarding the Viking-Valhalla Application, and it was seconded by Ms. DeLois at 7:55 pm. There were no comments from the public, and a motion was made to close the meeting to the public by Mr. Neuweiler, and seconded by Mr. Steele at 7:56 pm.

A motion to do a roll call vote to grant approval for Amended Preliminary and Final Major Site Plan Approval with Bulk Variances to permit a 7,500 foot building expansion for an indoor display area for boat sales to the existing Viking Valhalla Boats retail store was made by Mr. Steele and seconded by Mr. Neuweiler.

Mr. Neuweiler, Mr. Steele, Ms. DeLois, Mr. Allen and Mrs. Ruffo voted in favor. Mrs. Adams abstained due to volume problems on the Zoom call during the presentation. The motion was passed. Planning Board will do a Resolution memorializing this decision at the next meeting on May 18, 2022.

Informal Business:

- Mr. Bill Teichman, a potential buyer for Block 11 Lot 1, 73 Old New York Road, attended the meeting via Zoom call. He has questions about property features, uses, and variances. Some of those questions were previously 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 and any “Red Flag” issues. Little Egg Harbor instructed him to submit an OPRA request through Bass River Township. He inquired about the status of his OPRA request at Bass River. He asked if we have any better property details than our current Tax Map 4. Is that a driveway? It says “Old Route 9,” where is the current Route 9? Where is the parkway?

The Planning Board was unable to answer his questions at this time, but advised him to come into the office and review the construction files that are available. There may be a better property map in the files, as well.

Mr. Teichman also asked if he purchased the property as-is, since the Building Description is currently “Commercial Garage & Residence,” would he have to open a business? Mr. Norman advised him to research the Permitted Uses for that specific zone, and submit for any Zoning permits or variances that may be required for his personal circumstances

- Mr. James McGuire, construction supervisor for Mr. Dylan McGuire, Block 31 Lot 8.A off Route 9, south of Offshore Manor, has questions about building on the property. He did not attend the meeting.
- 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 a small convenience store. He did not attend the meeting.

- Mr. Frank Vitolo, for 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? Will the sewer and well need to be replaced?

Mr. Neuweiler said that sewer and well would only have to be replaced if there are failures in the system, not as a requirement for rebuilding.

Mr. Gray said if it is in the wetlands, it would need Department of Environmental Protection and Pinelands Commission approvals. If it is possible to push the home away from the wetlands area, you will have an easier time getting approvals.

Mr. Gray asked how old the existing building is. Mr. Vitolo said it is from the 1800's and in very bad condition. Mr. Gray said he would also have to apply to the Pinelands Commission for permission before demolishing an historic building.

Mr. Gray advised Mr. Vitolo to have a survey done to submit with any permit applications.

Mr. Gray and Mr. Norman discussed that the in-law suite will need a Use Variance for two separate uses if it is going to be separate structures. Concern is for future owners, that they may not use it as a family residence. They both agreed that it would be better to have an attached suite, which would keep it as a single use structure.

- Charles and Susan Dasti want to subdivide their 6 acre Q-Farm property at 154 North Maple Avenue (Block 50 Lot 3). They did not attend the meeting.

Old Business:

- Resolution after the fact for a Subcommittee to discuss pending updates to the zoning changes. This meeting was held on March 11 and does not require a resolution.
- Board discussion for zoning changes – Engineers update. Mr. Hess said that the Zoning Map has been approved by the Pinelands Commission. The Ordinances are still under review.

8:16 PM A motion to open the meeting to the public was made by Ms. Delois and was seconded by Mr. Steele. All were in favor and the motion was passed. There were no comments from the public.

8:16 PM A motion to close the meeting to the public was made by Mr. Steele, and it was seconded by Ms. DeLois. All were in favor and the motion was passed.

8:17 PM Being no other business at this time - A motion was made by Mr. Allen to adjourn the meeting, and it was seconded by Mr. Neuweiler. All were in favor and the meeting was adjourned.

Respectfully Submitted,



Laura Moyer
Planning Board Secretary