



BASS RIVER TOWNSHIP

(Burlington County)

P.O. Box 307, New Gretna, NJ 08224 • www.bassriver-nj.org

DEBORAH BUZBY-COPE
MAYOR
DIRECTOR OF
REVENUE & FINANCE

LOUIS BOURGUIGNON
COMMISSIONER
DIRECTOR OF
PUBLIC AFFAIRS & SAFETY

NICHOLAS CAPRIGLIONE
DEPUTY MAYOR
DIRECTOR OF
PUBLIC WORKS & PROPERTY

^{N/A}
~~ELIZABETH GODFREY~~
ACTING MUNICIPAL CLERK
(609) 296-3337
FAX: (609) 296-3458

Bass River Township Planning Board Meeting May 18, 2022

The regular meeting of the Bass River Township Planning board was held on May 18, 2022 in-person only, Zoom call-in was not available. It was called to order at 7:00 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. Cope, Mrs. Adams, Mr. Capriglione, Mr. Bien, Mr. Neuweiler, Mr. Steele, and Ms. DeLois.

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

The minutes of the reorganization meeting and regular meeting of April 20, 2022 were available for the board and the public.

Mr. Steele made a motion to approve the minutes and Ms. Delois seconded the motion. Mrs. Cope and Mr. Bien abstained, and Mr. Capriglione was not in the room. The remaining members were in favor and the motion was passed.

Correspondence List was read by Mr. Bien.

New Business:

Mr. Bien read the Resolution of 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 variances for set-back distance and parking spot availability. A motion to vote on it was made by Mr. Neuweiler, and it was seconded by Ms. Delois. A vote was taken. Mrs. Cope, Mr. Bien and Mr. Capriglione recused themselves due to absence, and Mrs. Adams abstained. Mr. Steele, Ms. Delois and Mr. Neuweiler were in favor. Mr. Norman stated that abstentions and/or recusals go with the majority, and Resolution 2022-2 was passed.

Informal Business:

- Charles and Susan Dasti discussed subdividing their 6 acre Q-Farm and 1.9 acre home property at 154 North Maple Avenue (Block 50 Lot 3). They want to maintain the main home, garage and several outbuildings and add a second house to the property. After much discussion, it was determined that their property lies in the Rural Development Zone, which requires a minimum of 5 acres per home. Neighboring properties with smaller acreage were grandfathered when the schedule was originally set. He concluded that the Dastis can apply for a variance, but it will be unlikely to be approved by the Pinelands Commission.

Old Business:

- Board discussion for zoning changes – Engineers update.
Mr. Gray said we are still waiting for the Pinelands Commission to finish reviewing the codes.

7:22 PM A motion to open the meeting to the public was made by Ms. Delois and was seconded by Mr. Neuweiler. All were in favor and the motion was passed. There were no comments from the public.

7:23 PM A motion to close the meeting to the public was made by Mrs. Adams, and it was seconded by Ms. DeLois. All were in favor and the motion was passed.

7:24 PM Being no other business at this time, a motion was made by Mr. Neuweiler to adjourn the meeting, and it was seconded by Mrs. Adams. All were in favor and the meeting was adjourned.

Respectfully Submitted,



Laura Moyer
Planning Board Secretary