

**BASS RIVER TOWNSHIP
PLANNING BOARD**

MINUTES OF FEBRUARY 1, 2024 – 6:00 P.M.

**SPECIAL MEETING TO ADOPT RESOLUTION 2024-6
PB APPLICATION 2023-05 / VIKING YACHT COMPANY**

CALL TO ORDER AND FLAG SALUTE

The meeting was called to order by Chairwoman Ruffo at 6:00 p.m. followed by the flag salute.

OPEN PUBLIC MEETING ACT - “SUNSHINE LAW”

Chairwoman Ruffo read the Open Public Meetings Act Statement into the record.

RECORD OF ATTENDANCE

BOARD MEMBER	CLASS	PRESENT	ABSENT
1. Deborah Buzby-Cope	Class 1	x	
2. Nicholas Capriglione	Class 3		x
3. Cindy Ann Ruffo	Chair	x	
4. Abigail C. Spagnola	Vice Chair	x	
5. Robert Neuweiler	Class 4	x	
6. Richard Steele	Class 4	x	
7. Mary DeLois	Class 4	x	
8. Winfield G. Allen, Jr.	Class 4	x	
9. Bonnie J. Adams	Alternate 1		x
10. Carrie Crowley	Alternate 2		x

ALSO PRESENT:

Planning Board Secretary Natalie Lewis

RESOLUTION ITEMS

- Notice of Special Meeting
- Resolution 2024-6
PB Application 2023-05
Viking Yacht Company
5738 State Highway Route 9 (Block 26, Lots 2 & 8)
Preliminary and Final Major Site Plan Approval with Design Waivers to Permit Construction of 5,000 Sq. Ft. Outbuilding, 21,220 Sq. Ft. Maintenance Building and Off-Street Parking with 197 Parking Stalls

1. Applicant shall pay all taxes, fees and required escrow deposits which may be due and owing.
2. Applicant shall comply with the recommendations set forth in the Planning Board Engineer's report of December 7, 2023, except as modified herein.
3. Applicant's lighting plan shall be reviewed and approved by the Planning Board Engineer.
4. Applicant shall modify the plans to provide 11 EV ready parking spaces and one additional handicapped accessible parking stall. The EV parking spaces would be sited closest to the building.
5. Sight triangles would be added to the revised site plan.
6. Applicant shall obtain any required outside agency approvals.

Moved by: Neuweiler Second by: DeLois
Ayes: Cope, Ruffo, Spagnola, Neuweiler, Steele, DeLois, Allen
Nays: None
Abstain: None
Absent: Capriglione, Adams, Crowley
Motion: Carried.

PUBLIC COMMENT

Motion to open this portion of the meeting for public comment.

Moved by: Cope Second by: DeLois **Motion - unanimously carried.**

Kathleen McKernan – East Greenbush Road

- Asked where the construction was being performed.
 - The building to be constructed will be behind the main building and car parks will be in the front and along the side.

John McKernan – East Greenbush Road

- Asked if the employee shifts upon leaving would be staggered.
 - Yes, 20 minute staggered intervals for employees - entering and leaving the premises.

No further comments from the public.

Motion to close this portion of the meeting for public comment.

Moved by: Steele Second by: Cope **Motion unanimously carried.**

PUBLIC NOTICE

- PB Application 2023-4
Renovations
Maple River LLC
11 N. Maple Ave - Block 56, Lot 36 and 37

Postponed at the request of Maple River, LLC
 When: Wednesday, March 20, 2024 at 7:00 p.m.
 Where: Bass River Township
 New Gretna Volunteer Fire House
 5 North Maple Avenue
 New Gretna, New Jersey 08224

BOARD DISCUSSION

None

MOTION FOR ADJOURNMENT

Moved by: Steele Second by: Cope **Motion unanimously carried.**

Meeting adjourned at: 6:06 p.m.

The next meeting is scheduled for: **7:00 p.m. on February 21, 2024**
 Bass River Township
 3 North Maple Avenue
 New Gretna, New Jersey 08224

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Planning / Zoning Board Secretary