

**Bass River Township Planning Board**

**January 15, 2015**

The regular meeting of the Bass River Township Planning board was held on January 15, 2015 in the Municipal Building and was called to order at 7:09 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, Mr. Brower, Mr. Shuff, Mr. Bien, Mr. Neuweiler, Mr. Mathis and Mr. Crowley. In light of absent members, alternate member Mr. Crowley was made a voting member.

The minutes of the regular meeting of November 20, 2014 were available for the board and the public. A motion to approve minutes was made by Mr. Bien and was seconded by Mr. Mathis. Roll call was taken- all were in favor and said minutes were approved. Mr. Shuff abstained.

**Correspondence:** There was a correspondence list that the Chairman read and correspondence was available for review.

**Old Business:**            N/A

**New Business:**

- Mary Delois- Block 43 Lot 11- Interpretation of Zoning Ordinance in regard to having a dog kennel in the Village Residential Zone. The lot is 6.79 acres. Is a dog kennel a home occupation? Dog kennels are defined in the zoning ordinance and are a permitted use in the Highway commercial zone. Kennel-any building or land parcel used for keeping of dogs or other small household pets. The keeping of 5 or more such animals on any one property, constitutes a kennel. There are specific use standards it is in section 17.24.030- dog kennel and/or animal hospital. Shall be located on a land parcel having a minimum of 5 acres, shall be located at least 200' from all the lot lines. The applicant is stating that this would be a home occupation because she resides in this single family home and the dog kennel would be proposed as an accessory use. Home occupation 17.04.030 (definitions) incidental to the use of the lot and dwelling, is carried on by a member of the family residing on the premises, does not involve more than one employee not living on the premises, does not occupy more than 20% of the principle residential structure or more than 300 sq feet of the accessory structure. Up to 20 horses or other large animals being boarded is to be considered a home occupation. Acreage conditions; a minimum of one acre for first two animals and a minimum of one acre for each additional animal. She would be allowed 7 animals if this section would apply to her. She wants 20 dogs. Are dogs a "large

animal”)? Chapter 6 of the Township Code- there is a section on regulating animals. This would be an enclosed facility- and they would also have an outdoor area closed in with a stockade fence. The neighborhood is peaceful and is surrounded by other large properties with horses, etc. The plan is to use the pad from the existing chicken coop. Mr. Mathis realized at this point that his daughter’s home is within 200’ so he will abstain from voting on this application. HC- Kennels are permitted as well as home occupations, but they are not one in the same. The Board would always have to refer back the Kennel guideline requirements. Building has to be 175’ off the road...if’s it enclosed, 200’ if it’s not enclosed. She would need to indicate on the application how many dogs she would like to be able to have. Meeting was opened and closed to public with no comment from anyone. Ron Hoeh then stated that this would be a home occupation because Mrs. Delois just lost her job.

A Motion was made by Mr. Bien- the motion was – Is this a home occupation? Is a dog a large animal? Kennel is a home occupation- motion by Mr. Bien, seconded by Mr. Shuff- majority vote means yes it is. Roll call- Mr. Shuff- no, Mr. Bien- no, Mr. Neuweiler- yes, Mr. Mathis- abstain, Mr. Crowley- no and Mr. Brower- no. The motion does not carry. Next step is make an application for a use variance- and all properties within 200’ will need to be notified.

7:52 Meeting was opened to the public.

Mike Guest from Pine Island Cranberry spoke. The cranberry farm is on Sim Place Road out towards Warren Grove. The want to install communication antennae. This would be remote antennae. It is a 100’ high tower- made of aluminum. This is considered special agriculture and won’t be used for anything else. The property is approximately 2400 acres. This tower would be miles from nearest property lines. There are 2 locked gates to get to this property. This would be considered an accessory use structure to the Cranberry farm. 5x5x5 concrete block foundation. It would meet all FAA guidelines. It’s like a radio transmitter. They will be able to monitor temperature, water levels etc, from a remote location. Mr. Norman is going to send secretary email regarding this issue in case the construction official in LEH has any questions regarding this. The Board does not need to take any action on this since it is a permitted accessory use.

Flashing signs were brought up. Code enforcement is going to check that all flashing signs are following the allowed guidelines. Signs must be shut off at night.

**8:10-** Being no other business at this time -A motion was made by Mr. Neuweiler to adjourn the meeting and it was seconded by Mr. Brower. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey  
Planning Board Secretary