

**Bass River Township Planning Board**

**November 20, 2014**

The regular meeting of the Bass River Township Planning board was held on November 20, 2014 in the Municipal Building and was called to order at 7:01 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: Mr. Brower, Mr. Hazard, Mr. Gomez, 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 August 21, 2014 were available for the board and the public. A motion to approve minutes was made by Mr. Gomez and was seconded by Mr. Hazard. Roll call was taken- all were in favor and said minutes were approved. Mr. Neuweiler and Mr. Bien abstained.

**Correspondence:** There was a correspondence list that the Chairman read.

**Old Business:** Memorialize Resolution 2014-03- Viking Yacht Company- Sign application. Roll call was taken – all were in favor. Mr. Neuweiler, Mr. Bien and Mr. Mathis abstained. The motion was passed and the resolution was memorialized.

**New Business:**

- Mary Delois- Block 43 Lot 11- West Greenbush Road- asking about putting a dog kennel on her property. She would like to start with 10 kennels. She has 2 sets of plans and is unsure which one she may use. There are old chicken coops on the property that she intends to use. She would use part of an old barn for storage. This property is 6.79 acres- and is only wet – way in the back. There would be improvements to the barn- staying within the original footprint. This property is Village Residential- this is not an allowed use in this zone. Mr. Norman suggested she get a Planner and an Attorney. She will need to provide proofs. Is this site particularly suitable? How will improve our local environment? Mr. Norman stated she will need to note how this will impact her neighbors. What is her waste disposal plan? What about noise? She was told that she would need a site plan, would have to notify property owners within 200’ and was given an application at this time.
  
- Rich Cassidy- Block 26 Lot 4- Route 9. Discussion of uses and possible Site Plan if necessary. He wants to be able to sell used cars at this location. It is approved as a repair shop. He would like a use added- to be able to sell used cars. The restroom to be used would be at the house, and there is a separate entrance to the restroom. Mr. Cassidy stated he found a sign that says Used Auto sales- 1980 or

something. He also has letters from several neighbors stating that they would not have any problem with Mr. Cassidy selling cars. He thinks he would like to be able to sell approximately 6 cars at a time. He is leasing this property. He is licensed to sell used cars but needs approval from the Board before he can move on. There is an oil tank on the property for disposal. This is not an allowable use in this zone. Mr. Norman reviewed the conditional use section of the ordinance. Mr. Mathis stated since this property is on Route 9- we need to try to make it look nicer. Conditional uses- need 5 acres, plan for screening and fencing, 25 feet off street, noise can not affect any adjoining properties and it must go along with the Master Plan of Bass River Township. He was told he would need to provide proofs. He was advised to get a planner. He will at least need a Variance. And then he will need a Site Plan. He asked if he could sell cars without a license, one at a time. The Board would not comment. He asked about fees...He will call secretary on 11/21 to verify amounts. Mr. Brower stated that there should be an old site plan (Kenny Rose) and that this was approved as a repair shop. It would be an additional use to sell cars. Mr. Cassidy is leasing this property- he would like to have mostly classic and antique cars. Mr. Norman stated that for a conditional use- he would need 5 acres and that the cars that are for sale must be 25' from the street. He was given an application at this time.

Going back to the previous discussion- Mr. Norman read the definition of a Home Occupation. Mr. Norman stated that maybe Mary Delois will need an "interpretation". Is this a home occupation? If yes, then it would be a site plan if it is a permitted use. If it's not a home occupation, then it's not a permitted use and she will need a use variance. The Secretary asked what she is to tell the applicant if they call and ask her questions. Mr. Norman said to have her call him. Mr. Brower said he would go over to speak to her.

**8:13** A motion to open meeting to the public was made by Mr. Brower and was seconded by Mr. Crowley. There was no public comment. Motion to close made by Mr. Neuweiler and seconded by Mr. Bien.

Mr. Mathis wanted to discuss the flashing signs on Route 9 and also the stuff on the "Wall". It's a driving distraction. Mr. Mathis wondered if Code Enforcement should look into these things.

**8:25**- Being no other business at this time -A motion was made by Mr. Mathis to adjourn the meeting and it was seconded by Mr. Bien. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey  
Planning Board Secretary

