

Bass River Township Planning Board

April 17, 2014

The regular meeting of the Bass River Township Planning board was held on April 17, 2014 in the Municipal Building and was called to order at 7:00PM. 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. Hazard, Mr. Shuff, Mr. Gomez, Mr. Neuweiler, Mr. Mathis, Mr. Steele and Mr. Crowley. Due to absent members, alternates Mr. Steele and Mr. Crowley were made voting members.

The minutes of the regular meeting of March 20, 2014 were available for the board and the public. Mr. Neuweiler stated that he had mentioned the water run off when he was discussing Viking last month and asked that this be added to the minutes. A motion to approve minutes was made by Mr. Shuff and was seconded by Mr. Mathis. All were in favor and amended minutes were approved. Mrs. Cope abstained.

Correspondence: There were only two pieces of correspondence and they were available for review.

New Business:

- **Bartlett-2014** 29 North Maple Avenue- Variance Application. Mrs. Bartlett was in attendance with her two sons. The application was deemed complete- all information was in order. Mrs. Bartlett is looking to replace her existing mobile home with a slightly larger one- as the same size that she has now is no longer available. The existing mobile home is in need of replacement. The new mobile home will go in the same place as the existing dwelling. Mr. Kluk suggested we deem this application complete and then go over the review letter that he provided. Property on either side of the applicants property are also undersized, no availability for her to purchase land from them. Mr. Kluk did not object to granting submission waivers. Roll call was taken, all were in favor and the application was deemed complete. Submission waivers- lot size- waive, lot width- waive. Front yard setback was set to become 30'. It was asked if they would change that to make it 40' - the applicant agreed and this will make it more compliant. Side yards will be 20' on South side and 6' on the North side. Height and rear yard setbacks are not an issue. This new unit will measure 840 square feet. Existing well and septic will be used and are still within acceptable distances. The bottom of the unit will be skirted. The old unit is expected to be out within a day or two of the new unit being moved in. This new home will have a positive impact on the neighborhood. A motion to open the hearing to the public was made by Mr. Shuff, seconded by Mrs. Cope. Henry Bourguignon stated that they did a nice job. No other public comment. A motion to close public portion

was made by Mrs. Cope and was seconded by Mr. Shuff. All were in favor. A motion to approve this application and grant bulk variances was made by Mr. Neuweiler and was seconded by Mr. Shuff. Roll call was taken, all were in favor and the motion was passed. Mr. Kluk stated that they should send it to the Burlington County Planning Board.

The Board was asked to discuss any issues at this time. Mr. Mathis asked if anything had been done over at Viking Yacht yet. Nothing has been done over there yet.

Mr. Mathis also suggested that the Board come up with a plan for how long length driveways are to be handled – with regard to the Fire Company. The Fire Company needs to have access – driveways need to be wide enough and have an area for the trucks to be able to turn around. There also has to be a height limit. There will be a sub-committee consisting of Mr. Shuff, Mr. Neuweiler and Mr. Hazard. Attorney Norman will provide direction.

The Secretary had prepared a list of applications that had been approved in the past. The Board wants to know if the applicants followed the approval guidelines that were posed on them. There was discussion and most members were knowledgeable about what had gone on for these approvals. The Tom Turlish/Meghan approval was one in question. Mr. Kluk is going to inspect the driveway to be sure that it complies with what was agreed upon. Leonid Assur's property that was the subject of his application will also be inspected to be sure that it is in compliance with the approvals that were provided.

7:55 PM- Meeting was opened to the public on a motion from Mr. Shuff, seconded by Mr. Neuweiler.

The recording device was compromised during most of this meeting. A gentleman spoke at this time but it is unknown who it was or what he discussed.

Mrs. Bitzberger spoke and thanked the Board for providing the Environmental Commission with the Resolution for the Viking Yacht application. She asked Mr. Kluk if he was keeping track of the approvals that were given to Viking Yacht and getting back to the Board with his findings. He explained how he proceeds and that Viking is required by law to get a Performance Bond. She asked how the property gets re-assessed after the improvements are made. It was explained to her that the Tax Assessor gets copies of permits issued by the Construction office and he is the one that inspects the property and adjusts the tax assessment.

8:02 PM- a motion to close the public portion was made by Mr. Mathis and was seconded by Mr. Shuff. All were in favor and the public portion was closed.

8:03 PM- Being no other business at this time, a motion to adjourn the meeting was made by Mr. Hazard and was seconded by Mr. Gomez. All were in favor and the motion was passed.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary