

Bass River Township Planning Board

June 19, 2014

The regular meeting of the Bass River Township Planning board was held on June 19, 2014 in the Municipal Building and was called to order at 7:05 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. Capriglione, Mr. Hazard, Mr. Shuff, Mr. Gomez, Mr. Bien, Mr. Neuweiler, Mr. Mathis and Mr. Crowley.

The minutes of the regular meeting of April 17, 2014 were available for the board and the public. Mr. Shuff noted that the trailer size for the Bartlett application was typed wrong in the minutes. The minutes will be modified to show the correct size. 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. Mr. Bien and Mr. Capriglione abstained.

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

New Business:

Informal Discussion Rebecca Weiss- Route 542: Mrs. Weiss stated this is not exactly a Dog Kennel. She teaches dog obedience. The property she is looking to do this on is over 22 acres and already contains an existing dwelling. The building would be beyond the wood line so it would not be visible from the road. A Board member asked what this is zoned and Mr. Weiss replied Agricultural. He asked if he would be able to park his trucks for his work on the property also. He has two trucks and may end up with 3 maximum. There would be no other employees. Mrs. Weiss usually picks up her customers (dogs) and drops them back off, so there is no parking or traffic issues. She keeps it private and very rarely has anyone drop off a dog. They were not expecting any approvals or legal advice this evening they just wanted to know if this plan is even something that would be considered. Board members looked at the local zoning schedule. Is this a home occupation? Chris Norman read the definition of home occupation and dog training does fit the definition of a home occupation. Mr. Weiss can park his truck there but should not park additional work trucks there. Secretary is going to email an application to luckydogpetservicesnj.com

Informal Discussion Mr. and Mrs. Flesche- 5685 Route 9: Their home recently burned down on Route 9. They are questioning restrictions and guidelines on rebuilding the home. The lot is undersized. They still need to meet the required setbacks- unless they stay in the same footprint that already existed. They asked if they could put a trailer on the lot while the house is being rebuilt. Chris Norman stated they would need to make an

application before the Board for a trailer, so that the Board would have a say in where the trailer would be located, duration, etc.

Old Business:

Bartlett 2014-02- Memorialize resolution – Mr. Shuff made a motion to approve the resolution and Mr. Gomez seconded the motion. All were in favor and the motion was passed.

Viking Yacht Center- Final Submission of plans- presented to Board for signatures. Mr. Capriglione and Mrs. Cope excused themselves at this time. Mr. Mathis asked where the sealed survey is.

Please note- there has been an ongoing issue with the recording equipment and the rest of the meeting was not recorded correctly (most of the meeting was hard to hear), it is an outline- taken from the Secretary's notes

There was ongoing discussion amongst the Board regarding the Viking application/approval.

The discussion regarding the survey was ongoing and then it was mentioned that Viking was going to do the improvements as shown on the site plan- and THEN present a sealed survey prior to getting the C.O. – Not now.

The Board has the fire plans and reports from the past 3 years.

Viking is posting a cash bond in the amount of \$112,000.00.

There is a Variance application in the works for the new sign.

The flashing light on Route 9 is working. Viking needs to tell D.O.T. when it is not working.

8:00 PM - A motion to open the meeting to the public was made by Mr. Shuff and was seconded by Mr. Crowley, all were in favor.

Bill Aaronson questioned the value of the Viking Yacht expansion project. Mr. Norman explained it is not the Planning Boards function to question the costs of projects.

Mr. Aaronson questioned why is the bond a cash bond and what will it be used for. Mr. Norman explained that the Township Attorney handles to Bond.

Mr. Aaronson stated that the newspaper indicates that Viking already built this larger boat and wanted to know how the Board feels about that.

Mr. Mathis stated that Viking wants the ability to work year round in a closed facility.

Mr. Aaronson stated that Viking stated they are only going to build one big boat and that the misrepresented themselves during the hearing in this town.

Mr. Hazard stated that the building was approved based on setbacks and evidence required on any application.

Mr. Neuweiler and the majority of the Board do not feel that Viking misrepresented themselves during the hearing.

Mr. Aaronson stated that he feels we are in the dark.

Carol Bitzberger had a question about mobile homes. She wanted to know who enforces the moving of one mobile home in and moving the other one out. Mr. Norman stated that first an inspection would be done to see if the time frame had expired and if it had a violation would be issued by the zoning office. It could end up in Municipal Court. Mr. Norman stated that no one on this Board has the authority to enforce. Mrs. Bitzberger questioned who makes sure the Zoning Officer is doing his job?

8:16 PM - A motion to close the public portion was made by Mr. Hazard and seconded by Mr. Gomez, all were in favor and the public portion was closed.

8:17 PM- Being no other business at this time -a motion to close the meeting was made by Mr. Mathis and was seconded by Mr. Hazard. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary