

**Bass River Township Planning Board**

**February 19, 2015**

The regular meeting of the Bass River Township Planning board was held on February 19, 2015 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: Mr. Brower, Mr. Hazard, Mr. Shuff, Mr. Gomez, Mr. Bien, and Mr. Steele. In light of absent members, alternate member Mr. Steele was made a voting member.

The minutes of the regular meeting of January 15, 2015 were available for the board and the public. A motion to approve minutes was made by Mr. Shuff and was seconded by Mr. Bien. Roll call was taken- all were in favor and said minutes were approved. Mr. Hazard 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- West Greenbush Road- Dog Kennel –Variance Application:  
Village Residential does not allow for dog kennels and that is why she is applying for a use variance. This property meets the acreage requirements that are necessary for a kennel in the Highway Commercial zone.  
Mr. Norman swore Mrs. Delois in. She explained that her neighbor’s properties are large and she has spoken to them and had no complaints so far. The kennel will be set back 200’ from the road. She explained how far away from adjoining neighbors the kennel would be. The tentative size of the kennel will be 24 x 30. kennels for 20 dogs, and 2 would be quarantine kennels- for sick or mean dogs. It will be mostly enclosed with outdoor runs. It will be constructed of wood and concrete. She is not using the existing chicken coop because it is too close to the roadway. The outside runs would be 6 feet; they would still be covered with open fencing. It will have radiant heat. This will be a one story building with a small office in the same building- approx 10 x 15. They will have holding tanks for the waste and it will be pumped as needed. They will need Health Department approvals – Ms. Delois has read up and is quite educated in this area. Proposed hours are 8am to 5pm. It will be run by herself and possibly 2 employees. She has approximately 40’ out front for parking- and that should be able to handle

about 4-5 cars. She hopes that all the meetings – pick up and drop off are done by appointment. It is already an existing gravel area. Ms. Delois states that local Veterinarians have told her this is something we need in this area. Mr. Norman asked-

What makes this property particularly suitable for a dog kennel-Ms. Delois replied “neighbors are not close”. There is a definite shortage in this area. The only kennel in town closed about 17 years ago.

VR zone does allow home occupation. She does not believe this business will have any kind of an impact on the surrounding area. She already has 5 horses and a pony. The dogs and horses would be separated. The dogs will have an outside area to run. It would be a restriction- the keeping of the 5 horses and a pony. This is in the interest of the town- for future ownership.

Mr. Brower stated that he would have like to have seen a better layout...she stated she had spoken to Mr. Norman and this plan was acceptable. Mr. Norman stated that if a use Variance is granted –it is still subject to site plan approval.

She plans to operate it 12 months a year for the most part.

It was not feasible for her to try to obtain property in the HC zone- as it is too expensive.

She already has underground water and electric. (Secondary hookups).

Kennel will be concrete and block walls- due to health and county regulations. Metal gates on the front. There will also be an indoor space for the dogs for when there is inclement weather. Outdoor area will be fenced in with a stockade fence or a natural tree fence.

Video monitors for pet owners to use when leaving pets. It will make the pet owner more comfortable if they can see their pet.

**7:54** - Hearing open to the public.

Carol Bitzberger- Most of her questions she had about the Kennel have already been answered and she is very happy with this application.

**7:55** - Public portion closed

*Board input:* Mr. Hazard states the thinks this will be beneficial to the town.

Mr. Gomez stated that location wise- this is the perfect area.

Mr. Bien- states it is close to the parkway, not in a residential area- good location.

Mr. Brower asked if it will be restricted to 20 dogs. Ms. Delois stated her budget will determine this.

Mr. Norman stated we could put a restriction on that now.

Mr. Bien stated he has 2 small dogs that could be in the same kennel.

Board states 20 kennels with a maximum of 30 dogs for now. Any more than that could be an issue with the Health Department also.

If she wants to expand down the road she would have to file an Amended Use Variance application.

A motion to approve the Variance application with conditions (20 stalls, 30 dogs, 8AM-5PM hours of operation) was made by Mr. Shuff and was seconded by Mr. Hazard. Roll call was taken – all were in favor and the motion was passed.

The Site Plan approval will be subject to all these conditions and possibly even additional conditions. Since this property is West of the Parkway- it is in the Pinelands and she will need to obtain a Certificate of Filing for the Site Plan application.

**8:10-** Meeting opened to the public.

Bill Aaronson inquired about the status of the Viking Project- also wants to know who holds the Performance Bond. He asked if they had received a C.O. Mr. Kluk advised him that all Planning /Zoning issues had been satisfied and to find out about the C.O. he would need to inquire to the Building Department. Who holds the Maintenance Bond? Mr. Aaronson questioned if we ever saw a number for the cost of the project. The Board has not as it is not an issue for the Planning Board.

Mr. Brower thinks that DCA will be the company that does the Inspections for Viking Yacht. (Department of Community Affairs).

**8:16-** A motion to close the public portion was made by Mr. Shuff and was seconded by Mr. Bien. All were in favor and the motion was passed.

**8:18-** Being no other business at this time -A motion was made by Mr. Shuff 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