

**Bass River Township Planning Board**

**August 21, 2014**

The regular meeting of the Bass River Township Planning board was held on August 21, 2014 in the Municipal Building and was called to order at 7:03 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. Mathis, Mr. Steele and Mr. Crowley. In light of absent members, alternate members Mr. Steele and Mr. Crowley were made voting members.

The minutes of the regular meeting of June 19, 2014 were available for the board and the public. A motion to approve minutes was made by Mr. Shuff and was seconded by Mr. Mathis. Roll call was taken- all were in favor and said minutes were approved. Mr. Brower abstained.

**Correspondence:** There was a correspondence list that the Chairman went through. It was suggested by Mr. Mathis that the Secretary include addresses for the letters in correspondence so that the board can know where the properties are located.

**New Business:**

**Informal Discussion: Jamie Brown- 68 West Greenbush Road:** This was a previously approved subdivision lot- in 2001. The question is can they move the location of where the house was approved to be built in the original approval. She is asking if they need to go through Pinelands again. Mr. Norman suggested that they contact The Pinelands Commission directly. There was discussion about driveway length and impervious surface coverage and other random questions. Mr. Kluk advised that they tell Pinelands that it would be a modification to an already approved subdivision.

**Viking Yacht Sign 2014- Request for Waiver of Site Plan review and Bulk Variances:**

Attorney Bob Baranowski was representing the Applicant. He stated that the application does not have anything to do with the existing site plan that was just recently approved. Mr. Mathis had previously used Mr. Baranowski in the past so he recused himself from this hearing. The sign sizes are variance requests, height variance is requested and Board input on the LED proposed light. Mr. Baranowski did (upon Kris Kluk's request) obtain a letter of "no interest" from the D.O.T...

Mr. Babek spoke regarding the sign and how it had fallen through the cracks on the previous submissions. They are also going to include Breezes on the sign- as not many people know that business is there due to minimal signage.

Mr. Rafferty stated his credentials- he is a licensed Engineer. Variance for 72 sq foot where the ordinance allows 20 for the main entrance sign. He stated the allowed sign

size is too small. This is C2 variance request- “betterment”. For the Yachting Center they are also requesting “betterment” 2 variances- asking for 22’ where 15’ is allowed and asking for 116’ per side where 20’ is allowed. It would help the motorists if the signs were larger.

Exhibit A1- Color rendition of sign plan.

Mr. Brower questioned the 15’ setback line for the main entrance sign- asked what it was. The 15 feet is measured from the Right-of-way. He requested that this be shown on the plan. Also requested a sight triangle- and they are willing to comply – this request was also in Mr. Kluk’s review letter.

Mr. Brower mentioned he is skeptical about the LED sign. Winfield Allen spoke – representing Breezes. He mentioned that he used to have a billboard that cost approximately \$10000 per year. He stated that people do not know his business is there- he is willing to accommodate the Boards request for the LED sign, but he wants to be able to advertise bands and hours on that sign. They will make the sign relatively static- it will not be flashing and/or distracting to motorists. They agree to only change the sign maybe once an hour and if they ever want to have that changed- they would need to make a request before this board. Sign would be shut off from Midnight until 7:00 AM.

Mr. Brower read Kris Kluk’s review letter regarding this application.

Mr. Norman asked “why is Viking in need of a large sign?”. Mr. Babek stated that they are the biggest business in town and the signs will show the multiple businesses that are operated on the property. Also because the businesses are so far off of the road and not visible as you drive by.

A2- letter of no-interest from D.O.T.

**7:50** –a motion to open the hearing to the public was made by Mr. Shuff and was seconded by Mr. Hazard. All were in favor. There was no public comment.

Mr. Norman asked Mr. Baranowski to state the negative criteria. He stated that he does not believe there to be any negative impact at all.

A motion to close the public portion was made by Mr. Hazard and was seconded by Mr. Gomez. All were in favor and the motion was passed.

Mr. Hazard asked if the sign will interfere with traffic at entrance. Mr. Baranowski stated it would not.

Mr. Norman summarized the conditions.

A motion to waive the Site plan condition requirements was made by Mr. Shuff and seconded by Mr. Gomez. Roll call was taken and all were in favor.

A motion to approve sign package with conditions- was made by Mr. Hazard and was seconded by Mr. Shuff. Roll call was taken and all were in favor. The motion was passed.

**7:56** A motion to open meeting to the public was made by Mr. Brower and was seconded by Mr. Shuff.

Mr. Hasson from 95 North Maple Avenue spoke at this time. He is having a house built on his property and he would like to be able to stay in his existing house while this is being done. This is a “Sandy” situation. Andy Beecham will be doing the construction.

He is from Samaritan's Purse. (A non-profit organization that is covering all of the costs). The existing house will be demolished before the first of the year. They had a plan to show the board where the existing house is and where they want to put the new home. They intend to use existing well and septic. The new house will be elevated and will be within the required setbacks. Financial reasons make it best if Mr. Hasson can stay in his existing home. Mr. Norman suggested that they make an application for waiver of site plan. They would have to do application – pay fee and put up escrow. Mr. Norman would then prepare a resolution. Mr. Mathis suggested how about just giving a Temporary C.O. until the existing home is demolished. Then they can get a regular C.O. Mr. Hasson will get a letter from Pinelands stating they have no interest.

A motion was made to approve a resolution by title which will include conditions:

FEMA information

Application and Escrow fees

Existing dwelling will be demolished within 30 days of TCO...TCO will be issued and not a final CO until it is demolished.

A copy of the letter from the Pinelands Commission.

A motion was made by Mr. Mathis and was seconded by Mr. Shuff. Roll call was taken, all were in favor and the motion was passed.

8:14- Board Conversation. Mr. Mathis brought up the Bartlett trailer and that the old trailer is still there. He also mentioned the grading plan. Little Egg Harbor has a grading plan and Bass River Township does not. Shared services do not mean BRT goes by Little Egg Harbor's grading plan.

The Board is requesting that the Zoning Officer stop in at our next meeting- put it on the Agenda. The Secretary will ask Louie to mention it to him in addition to an email.

### **Old Business:**

N/A

**8:20-** A motion was made by Mr. Hazard to close the public portion and it was seconded by Mr. Shuff. All were in favor and the public portion was closed.

**8:21-** Being no other business at this time -A motion was made by Mr. Shuff 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

