

Bass River Township Planning Board

February 26, 2020

The regular meeting of the Bass River Township Planning board was held on February 26, 2020 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. Bourguignon, Mr. Steele, Mr. Hazard, Mr. Crowley, Mr. Chandler, Mrs. Ruffo and Mr. Bien. The minutes of the regular meeting of January 22, 2020 were available for the board and the public. Mr. Bourguignon made a motion to approve the minutes and Mr. Steele seconded the motion. All were in favor and the motion was passed.

Correspondence:

February 2020 NJ Municipalities Magazine.

New Business: N/A

Old Business: Board discussion zoning changes including Engineer's revised zoning ordinance and zoning map.

Mr. Bien asked about the legend. Mr. Guzzi stated the legend will be updated.

The new map shows the new districts that were discussed at the last meeting. The special agricultural production zone is shown on the map. Plan is to make all setbacks 25' and height restrictions 35'.

Page 25 - Solar will be a permitted accessory structure in all zones.

The standards for Offshore Manor were added in.

Changing preservation zone to white or a lighter green and changing forest to the darker green were discussed. (map colors) Color change for Coastal Wetlands also.

Ishmael road is outside Pinelands and can be changed.

Page 16 and 17 lists the zones and whether they are Pinelands or not.

Infill districts- talk about new zone for Ishmael and the residential district. There can be separate standards for septic and community septic. RD 1 to be for both community and private septic system- just different standards for each.

Dan Guzzi only changed items that had been previously discussed- he did not change anything that wasn't.

Page 32- height exceptions-will be on a case by case basis.

Once this plan gets finalized- Dan Guzzi and Chris Norman will have to rewrite it and perfect it. It will then be sent to Pinelands for review. After- it will come back to the Committee to be adopted as an ordinance. The map would then get updated and adopted also.

Dan Guzzi also stated he is going to delineate where the Pinelands zone begins and ends on the map.

7:40PM Meeting open to the public after a motion by Mr. Bourguignon – seconded by Mrs. Cope. All were in favor.

Mary Delois wanted to speak about her Dog Kennel application and her dealings with The Pinelands Commission. She is concerned that the township is going to pull her use variance approval.

The Attorney assured her the Variance runs with the land. He assured her she is good here- now she just has to deal with the ongoing issues with Pinelands.

7:34 PM Motion to close public portion was made by Mr. Bourguignon and was seconded by Mr. Hazard. All were in favor.

7:45 Being no other business at this time -A motion was made by Mr. Bourguignon to adjourn the meeting and it was seconded by Mr. Steel. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary

