

**Bass River Township Planning Board**  
**January 22, 2020**

The regular meeting of the Bass River Township Planning board was held on January 22, 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, Mrs. Ruffo, Mr. Neuweiler, Mrs. Oeser, Mr. Chandler and Mr. Bien. The minutes of the regular meeting of November 6, 2019 were available for the board and the public.

Mr. L. Bourguignon made a motion to approve the minutes and Mr. Chandler seconded the motion. All were in favor and the motion was passed. Mayor Cope, Mrs. Oeser, & Mr. Neuweiler abstained.

**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.

Engineer Dan Guzzi explained how there are 3 new areas on the map. . Infill districts. Red shaded are 1 acre or larger lots. Minimum lot size is 3.2 acres. It would be a new district

RLS zone- zone in front of Offshore Manor. There are no standards for this zone and this needs to be cleaned up. Do we want to leave the 4 lots on Route 9 as residential or make it commercial? It will remain residential.

Extend the Village..

Route 9 is broken into all different zones while going through the township. It could give more flexibility depending on how it is zoned.

Mayor Cope stated that Pinelands DID look at the area that they were asked to look at.

Page 16- List of zones...New zone SAP – Special Agricultural Production

Page 29 – restrictions- was solar moved and placed somewhere else? Each zone specifies permitted uses. Solar should be listed in each permitted zone. The zoning standards are all different at this point in time- in the different zones. This is to be looked at and cleaned up.

Page 26 number 3- add ground mount solar as an accessory structure? To all zones? Yes- as long as it is servicing a house. Solar- Generic accessory use?

Page 31- Horse ordinance (page 7) – excluding dogs.

Page 78- remove governing body information

Need standards for Dog kennels. – It cannot be considered a home occupation. Which zones will permit it? How many dogs per how many acres? Do you want a kennel where there are a lot of houses?

Minimum of 5 acres. Setbacks need to be looked at.

Dan (Engineer) is going to review the standards for kennels and get back with us next month.

Do we want a lot coverage standard? It doesn't currently exist.

No current standards for Offshore Manor. Standards need to be created. This was done based on other similar areas.

Special Agriculture Production- 3.2 acres to build.

Leaving existing setbacks as is. Different standards based on the use. This is mostly in Forest and Rural Development Zones.

Outside of the Pinelands- properties – on Ishmael Road- land that could have some kind of development. Basically block 34 and block 37. Should this come out of Forest Zone? Create a new zone?

There is also frontage on Route 9. Make all of Route 9 commercial? From Jobs creek all the way to Offshore Manor.

Plan- Extend the HC zone all the way to Offshore Manor- we need to stay afloat!

Engineer Dan Guzzi is going to go over and incorporate all of the changes into the new zoning and we will review it next month. He will be working with Pinelands as we go along.

**7:33PM** Meeting open to the public after a motion by Mr. Bourguignon – seconded by Mr. Hazard. All were in favor. No members of public were present.

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

**8:14** Being no other business at this time -A motion was made by Mr. Hazard to adjourn the meeting and it was seconded by Mrs. Cope. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey  
Planning Board Secretary