

Bass River Township Planning Board

April 19, 2018

The regular meeting of the Bass River Township Planning board was held on April 19, 2018 in the Municipal Building and was called to order at 7:01 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. Steele, Mr. Hazard, Mrs. Ruffo, Mr. Bien, and Mrs. Verdine.

The minutes of the regular meeting of January 18, 2018 were available for the board and the public. A motion to approve minutes was made Mrs. Ruffo and was seconded by Mrs. Verdine. All were in favor and said minutes were approved.

A motion to approve the Reorganization minutes was made by Mrs. Ruffo and seconded by Mr. Hazard. All were in favor and said minutes were approved.

Mr. Steel was sworn in by Attorney Norman.

Correspondence: There was a correspondence list that the Chairman read and correspondence was available for review

Old Business: N/A

New Business: Bass River Township Board of Education application for a new sign. Per Attorney Norman this is a Capital project review. Superintendent Kern from the Bass River Township School was present. The sign is going to be the same size- double sided and the wording will be stationary. The sign will change but will not be scrolling. It is to let the students and the Township know what is going on. Attorney Norman stated this is not really a variance- as it is a Capital Project. A motion to open this to the public was made by Mrs. Verdine and seconded by Mrs. Ruffo. All were in favor. No public comment. A motion to close the public portion was made by Mrs. Verdine and was seconded by Mr. Hazard. All were in favor. A motion to approve this application - finding it substantially consistent with the Master Plan was made by Mrs. Verdine and seconded by Mr. Steele. Roll call was taken; Mrs. Ruffo abstained as she is also a school board member. All were in favor and the motion was passed.

Application 58-4 Risdén- Bulk variance 1936 Hammonton Road. Ronald Risdén and Bill McManus (licensed Surveyor and licensed Planner) were sworn in by Attorney Norman. They have already received a Certificate of Filing from the Pinelands Commission. The existing property has some pre-existing non conformities. The plan is to demolish the home and build a new one and to also put a pole barn on the property. Engineer Guzzi

went over his review letter and the items to be addressed. The new home will be where the existing home is right now they are asking for a front yard setback. The pole barn is hoping to replace a shed that may get torn down due to the fact that it is in disrepair. They are asking for a variance on the setback for the pole barn. The pole barn will not be any closer to the wetlands than the existing shed is right now. The pole barn is for personal use only. The issue of a firetruck being able to access the buildings was brought up and 15' on the side allows that.

A motion to open the hearing to the public was made by Mrs. Ruffo and seconded by Mr. Steele, there was no public comment. A motion to close the meeting to the public was made by Mrs. Verdine and seconded by Mrs. Ruffo, all were in favor.

A motion to approve this application with the conditions stated in Mr. Guzzi's review letter was made by Mrs. Ruffo and was seconded by Mr. Hazard. Roll call was taken, all were in favor and the motion was passed.

Application 52-6 Marotta- Bulk variance 68 North Maple Avenue. Theresa Marotta and Attorney Rich Kitrick were present. Engineer Jeff Daum gave his credentials and was sworn in by Attorney Norman. The existing home was damaged by Superstorm Sandy. The expectation is to demolish the existing home and replace it with a new home. The new house will be in the same location as the existing one. They are trying to get a bulkhead permit for a small pier. The wetlands have been delineated on the plans. They are putting in a new septic system. There is no intent to remove trees, only if completely necessary. Variances- 1.32 acres, lot width and the existing garage that does not conform to the setbacks. They wanted it noted on the approval that the garage pre-exists this plan. The property will be graded and will not affect the neighboring properties. This is going to be 2 story house raised over a garage. The driveway is basically gravel and will be widened a little bit just to stop scratching of vehicles. They are requesting a waiver for a driveway apron. Chairman Bien requested that the plans show the driveway allowing access for emergency vehicles.

7:46- A motion to open the hearing to the public was made by Mrs. Verdine and seconded by Mr. Steele. All were in favor.

Gerry Lamson from 71 North Maple Avenue was sworn in. She had a comment about the road. She states since the County paved the road- her and all the neighbors have flooding problems. The Chairman stated it was out of the Boards jurisdiction. Attorney Norman stated it could be a safety issue.

No additional public comment. A motion to close the public portion was made by Mr. Hazard and seconded by Mrs. Ruffo. All were in favor.

A motion to approve the application- with the items discussed and Mr. Guzzi's recommendations was made by Mr. Steele and was seconded by Mrs. Verdine. Roll call was taken, all were in favor and the motion was passed.

Meeting was opened and then closed to the public- as there was no public audience.

Chairman Bien mentioned that every ten years the Board is required to do a Re-examination of the Master Plan. This is the year.

Board members need to be updated - one of the first items.

Attorney Norman said to see what has changed over the past 10 years and see how it needs to be incorporated into the updated Master Plan. The population of the township needs to be updated. Housing needs to be updated also. The number of homes will be obtained from the Tax Assessor. Recycling report needs to be included. There were several small discussions on what items are going to be updated and / or taken out. The Chairman suggested everyone go through the existing master plan and think about what they want incorporated into the re-examination.

A motion to open the meeting to the public was made Mrs. Crowley and was seconded by Mr. Steele. No public. A motion to close the public portion was made by Mrs. Verdine and was seconded by Mrs. Ruffo. All were in favor.

8:28 Being no other business at this time -A motion was made by Mr.Hazard to adjourn the meeting and it was seconded by Mr. Steele. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary