

Bass River Township Planning Board

May 21, 2015

The regular meeting of the Bass River Township Planning board was held on May 21, 2015 in the Municipal Building and was called to order at 7:04 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. Capriglione, Mr. Brower, Mr. Hazard, Mr. Gomez, Mr. Bien, and Mr. Crowley. In light of absent members, alternate member Mr. Crowley was made a voting member.

The minutes of the regular meeting of February 19, 2015 were available for the board and the public. A motion to approve minutes was made by Mr. Bien and was seconded by Mr. Hazard. Roll call was taken- all were in favor and said minutes were approved. Mr. Hazard abstained. (Mrs. Cope and Mr. Capriglione abstained).

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

Old Business: Memorialization of 2 resolutions- 2015-01- that a dog kennel is not a permitted accessory use to a home occupation. A motion was made by Mr. Brower, seconded by Mr. Bien. Roll call was taken. All were in favor – Mrs. Cope and Mr. Capriglione recused. 2015-02- Mr. Brower made a motion and Mr. Bien seconded. All were in favor, Mrs. Cope and Mr. Capriglione recused.

New Business:

Richard Cassidy- Block 26 Lot 4. He would like to operate a Hot Dog Cart and was asking what he needs to do. He is not the Veteran (required to operate the cart) – but he would be operating it for the Veteran. Mr. Norman stated this would be 2 separate and distinct uses on one lot. The Veteran needs to provide the DD214. The cart needs to be in a safe area, as to not impede traffic. There would need to be parking. Mr. Cassidy stated that his neighbors are all okay with this and he was instructed that it would need to be provided in writing. He also needs to provide a sketch of what he wants to do- showing parking, location of cart- etc. The State needs to give approval since it is on a State Road and the cart needs Board of Health approval. Mr. Cassidy did provide the Secretary with the DD214 at this time. Mr. Norman suggested that Mr. Cassidy may need a variance to operate the Hot dog Cart on the same lot as the Auto repair shop. Mr. Cassidy questioned the 5 acre lot size required for car sales that was quoted to him at the last meeting he attended. Mr. Norman and Mr. Brower checked zoning and told him it is 3.2 acres in the highway commercial zone. Mrs. Cope stated that the Veteran would need

to provide in writing about operating the cart and that he should also come in to the next meeting with Mr. Cassidy.

Viking Yacht Hearing- Preliminary and Final Site Plan and Height Variance Block 26 Lots 2 & 8: William Hyland – attorney representing Viking Yacht. This hearing is for expansion- for a building of 33,000 sq feet. This is to accommodate the building of larger boats- they need 1'4" height variance- (C variance) – not exceeding by 10%. They are also going to modify the parking- restripe the spaces to be 9 x 18- not angled (as they are now). This will increase parking by approximately 58 spots. This does not bring them over the maximum parking they are allowed. This will also slightly reduce the impervious coverage. This will not, in any way- affect the fire lanes.

Chris Babek and Kevin Dixon were sworn in as witnesses. Exhibit A-1 was presented – this was plans showing the new facility. They are running out of room and are having height issues. The fire chief has inspected everything and approves of it all. The Traffic Officer is back to aid in traffic flow when it's quitting time. There will be 1262 parking spaces. There is approximately 1050 employees. They may hire 50-75 more employees. The older section of the parking area is going to be repaved in the future. 1033 spaces are required with the addition- and they will have 1262.

It was questioned to Mr. Babek- what is the future? They are projecting to build 70-72 boats this year- "less bigger boats". In the past they built 100-105 boats- they were smaller. There is talk of turning some of the temporary buildings into permanent ones in the future. They don't have a lot more space to do anything with. They have looked at additional lots to purchase but have not found anything that is suitable at this point. They have completed the Viking sign and plan to finish the Viking/Breezes sign next.

Mr. Dixon explained the drainage basins. The new development is going to be in an area that already has some impervious coverage. Mr. Kluk's letter was mentioned and Viking intends to comply with all of the requirements. Mr. Dixon testified that the height of this new building will not stick out or appear unattractive. He stated it is consistent and compatible with the other buildings. He stated there is no negative criteria. One retention basin is going to be eliminated and another one will be expanded. Borings were done. Mr. Brower questioned capacity of the sewage treatment plant. It is at approximately 40%. It will need to be revisited when it is at 80-85%. Styrene- periodic testing. DEP comes out if there are complaints about odors. The levels have actually come down. They are doing a lot more with an infusion process and this is helping to eliminate styrene emissions. They are moving in a direction to eliminate styrene as much as possible. Closed molds and vacuum bags. They do not have an air meter. 3M styrene reports will be provided to the Board. MACT compliant. (Maximum Achievable Control Technology Standards). Mr. Brower read Engineer Kris Kluk's review letter at this time. Again Viking stated they would comply with Mr. Kluk's requests.

8:17 - Hearing open to the public. Mr. Aaronson- Hammonton Road. Do we have a net in either increase or decrease in water drainage? Mr. Dixon stated that there is no change. Slight increase in storage volume. 10300 cubic feet of storage. Sewage treatment plant capacity- he is afraid it is going to hit the upper level and encourages the

board to look closely at the capacity issue. Mr. Babek stated that they are nowhere near capacity. Styrene gas- he believes people are becoming more educated on the negative health aspects. Mr. Aaronson believes more styrene and odor is being emitted due to the building of larger boats. He does not think the height variance is an issue. He also stated that there is no signage in the emergency access area- near Breezes. This was part of the prior approval. Mr. Babek stated that he believes it is marked and the Fire Chief approved it. Mr. Aaronson does not believe it is there, does not believe that all the conditions were met – in the last application. He disputes testimony from the Fire Chief and the Engineer stating all conditions were met. Mr. Norman stated he would ask Dr. Kluk to go over and inspect this situation. Mr. Babek also stated that he would check on it. Mr. Aaronson stated that last week he had a meeting with the Tax Assessor and the Mayor, he was informed that there are missing Viking files. He's very concerned about this. It is the Assessor's files that are missing. The Assessor's files do not contain building permits- and the secretary stated this. Mr. Aaronson would like the missing files recreated. The Mayor is going to look in another location to try to find the files.

8:37 - Public portion closed after a motion by Mr. Bien, seconded by Mr. Hazard. All were in favor.

Board input: Mr. Brower questioned- does all drainage go to the new basin. Yes it does. C Variance- Building height, waiver- 9x18 parking -vs- 10x20.

Mr. Bien suggested that it should be one vote per Kris Kluk's review letter. Mr. Brower stated we should have the sewage reports sent to us. It's a monthly report and we'd like the last 6 months worth.

A motion to approve was made by Mr. Bien and was seconded by Mr. Hazard. Roll call was taken, all were in favor and the motion was passed.

8:53- Being no other business at this time -A motion was made by Mr. Bien 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