

**Bass River Township Planning Board**

**April 20, 2017**

The regular meeting of the Bass River Township Planning board was held on April 20, 2017 in the Municipal Building and was called to order at 7:00 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. Hazard, Mrs. Ruffo, Mr. Bien, Mr. Neuweiler, Mr. Bourguignon and Mrs. Verdine.

The minutes of the regular meeting of March 16, 2017 were available for the board and the public. A motion to approve minutes was made Mrs. Ruffo and was seconded by Mr. Hazard. All were in favor and said minutes were approved. Mr. Neuweiler abstained.

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

**Old Business:** No old business.

**New Business:**

1. **Informal discussion** with John Higman from Caldwell Marine regarding the failed zoning permit for a pole barn. He was hoping that the Board could do something without Caldwell having to file a site plan application. Engineer Dan Guzzi explained that the pole barn is 40X40 and that this is an expansion of a commercial use- and this requires a site plan.
  
2. **Hearing-** Evan Manaresi Block 34 Lot 3.04. Request for waiver from Site Plan approval regarding Stormwater management. Evan Manaresi was sworn in by Attorney Chris Norman. Evan wants to drain water (gutters) into a pond on his property. He wants to put a stone trench on one side of his driveway to prevent runoff into the road. This is a small amount of impervious coverage- he is not paving the driveway. Engineer Guzzi stated that the proposal from the applicant is satisfactory and the Board should feel comfortable. This is a 25 acre parcel- so the runoff is not really an issue. There is a developer's agreement from the original subdivision stating that this road will be paved. The house is approximately 2000 sq ft. The original site plan said there needed to be trenches around the house for the gutters to drain in to. There will be a drainage trench at driveway so no runoff goes into the road. The pond is 1/3 of an acre.

Conditions: Roof drains to pond shown on plan, 2x2 trenches on each side of the driveway to be shown. A motion to grant the relief of approval was made by Mr. Neuweiler and was seconded by Mrs. Verdine. All were in favor and the motion was passed.

3. Hearing: Toms Gormley Block 54 Lot 21. Minor Subdivision application. Cormac Morrissey- licensed Engineer was sworn in by Attorney Chris Norman. His credentials were acceptable to the board. Tom and John Gormley were also sworn in. The property is 23.9 acres. It is in the VR zone and they would like to subdivide the lot. They are not seeking any variances. They are seeking a partial waiver for soil borings. The new lot will be 3.986 acres- well above the minimum lot size requirement. Atlantic Electric is going to be moving the line- so that a utility easement is not necessary. This property consists of 4 lots and will ultimately become 2 lots each with a single family dwelling. They intend to file by plat not deed. Opened to the public and there was no public comment. Conditions: Waiving soil borings, conditions stated in Engineer Guzzi's review letter 1-6 will be met. Outside agency approvals required. A motion was made by Mrs. Ruffo and was seconded by Mr. Bourguignon. All were in favor and the motion was passed.

**7:50 Hearing open to the public-** Mr. Aaronson questioned the paving of Ishmael Road. We need to find out that the bond is still in place. Mr. Aaronson also questioned the CAFRA permit for Viking that was in the correspondence last month. It is believed that this permit is for approvals that were previously obtained. He stated there is a significant amount of building going on. He wants to make sure it makes it to the tax maps so that the ratable continue to grow.

**7:55 Closed to the public.**

**7:55** Being no other business at this time -A motion was made by Mrs. Ruffo to adjourn the meeting and it was seconded by Mrs. Verdine. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey  
Planning Board Secretary