

Bass River Township Planning Board

May 17, 2012

The regular meeting of the Bass River Township Planning board was held on May 17, 2012 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. Shuff, Mr. Bien, Mrs. Dillon, Mr. Pennella, Mr. Neuweiler, Mr. Brower and Mr. Hazard. Due to absent members, Mr. Hazard was made a voting member.

The minutes of the regular meeting of April 19, 2012 were available for the board and the public. A motion to approve said minutes was made by Mr. Shuff and was seconded by Mr. Pennella. All were in favor and said minutes were approved. Mrs. Dillon and Mr. Bien abstained.

Correspondence: Correspondence was gone over. Several pieces of correspondence were reviewed, read and discussed by the Board. A letter from Mark Healy is being held for discussion until the next meeting when Board Attorney Chris Norman is in attendance.

New Business:

1. Appointment of new Alternate #2 Planning Board member: postponed-member was not in attendance. Scheduling issues.
2. Discussion over new Board members.
3. Barbara Dillon announced to the Board that she would be stepping down effective June 2012. She also extended an invitation to the Board that she would always be willing to help out in the future if ever needed.

Old Business: Ordinance discussion- Comprehensive Management Plan. This discussion will be held at the next Planning/Zoning Meeting. Township Attorney Joanne O'Connor had a phone conference with the Pinelands commission regarding the proposed cluster ordinance. The Pinelands Commission is willing to extend the deadline for adoption of the ordinance because they are willing to consider some revision to the ordinance. The Board discussed how they still believe that the "clustering" will not work in our Township. Board members recollected that that was the recommendation that was made to the Governing Body. There was nothing put in writing.

Chris Pennella asked about Arrowhead Campground and whether or not it is still a Campground or a RV/Mobilehome Park. It is still a campground. The Code

Enforcement Officer goes out each year and inspects all the campgrounds. Some Board members believe that there are numerous violations at several of the campgrounds (decks, porches etc.). The Code Enforcement Officer is going to be asked to look into structure violations at the Township Campgrounds.

Barbara Dillon questioned when the Board makes a determination on an application or approval, doesn't a site plan approval have to be issued before a commercial property can be opened, unless there was a waiver granted. There was conversation about this question- but without legal counsel- no definite answer. There were questions about what site plans have been approved lately in conjunction with newly opened commercial businesses. The Board is concerned about possible lawsuits against the town for different issues if Site Plans are not being filed and approved properly. Code Enforcement needs to check out these instances.

Code Enforcement was discussed. Mr. Pennella asked Mayor Cope- is this township *really* ready for Code Enforcement. Meaning- once a week someone went around and issued violations as they become aware of them.

It was discussed that maybe our Code Enforcement officer should live in Bass River Township. Most people involved in the discussion agreed this is not an easy thing to ask for.

Board Members are aggravated that people apply to do things and are made to submit applications, while other people in the town- open up new businesses and never submit applications. What is the point of having a Planning Board or Code Enforcement at all? Some Board members believe the town has gone past the point of being able to enforce anything at all. The town is too far-gone.

There were questions as to whether when people file complaints if the name is kept confidential and it is believed a lot of people do not want it made public if a complaint is filed.

It was decided that Mr. Bourguignon will be informed of this discussion and in turn will need to discuss things with Mr. Hample- the Township Code Enforcement Officer.

7:57 A motion to open the meeting to the public was made by Mrs. Dillon and was seconded by Mrs. Cope. All were in favor.

Carol Bitzberger- re: Code Enforcement- asked who could file complaints. She wanted to know if things would be enforced if there were no complaint filed. She thinks maybe the issue should be brought up at the Commissioners Meeting also.

A motion to close the public portion was made by Mrs. Dillon and was seconded by Mr. Shuff. The public portion was closed.

7:41 PM- Being no other business at this time, a motion to adjourn the meeting was made by Mrs. Dillon and was seconded by Mr. Shuff. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary