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Bass River Township Planning Board
July 19, 2012

The regular meeting of the Bass River Township Planning board was held on July 19, 2012 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. Capriglione, Mr. Shuff, Mr. Mathis, Mr. Neuweiler, Mr. Brower and Mr. Hazard and Mr. Steele. Due to absent members, Mr. Hazard and Mr. Steele were made voting members.

The minutes of the regular meeting of May 17, 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. Neuweiler. All were in favor and said minutes were approved. Mr. Mathis, Mr. Steele and Mr. Capriglione abstained.

Correspondence: Correspondence was gone over. Several pieces of correspondence were reviewed, read and discussed by the Board. A letter from Mark Healy that was held from the last meeting was read into this months minutes. It was held so attorney comment would be available. Doug Heinhold (attorney in for Chris Norman) stated that this is really not a planning issue and it should be referred to the Governing body. Mrs. Cope stated that Township attorney Joanne O'Connor is handing this and she will contact Mr. Healy. There was also discussion as to whether violations and correspondence are forwarded to the Governing Body from the Planning Board. This will become a new procedure. Mr. Brower stated that he believes it is a courtesy that the Planning Board is copied on this matter since it is not a Planning/Zoning issue.

Mr. Brower next read the resignation letter to the Board from Barbara Wooley-Dillon. Mrs. Dillon was in the audience and she was thanked for her service.

New Business: Appointment of 2 new members and swearing in of existing member. Mr. Steele, Mr. Capriglione and Mrs. Cope. Doug Heinhold swore the three members in.

Tom Cairns- discussion for possible Hot Dog Cart: looking to start a mobile food business with his father. Tom is a Veteran and states he has his DD214. He is still looking for a decent location. Food would be basically hot dogs, hamburgers, sandwiches etc. He was told he would need to obtain the consent of the property owner, it would have to be safe and have parking and roadway access and it would also need Board of Health inspection from Burlington County. Doug Heinold suggested he call The Burlington County Bar Association. He stated they have a referral service and may provide legal advice to Veterans. Mrs. Cope suggested he talk to Jay Haines to discuss Zoning. A sketch was also suggested or an application for a waiver from Site plan.

Edward Pisano- discussion re: 73 Old New York Road: He is interested in purchasing the property. He would like to put a second kitchen in the home so his parents can live with him. He would like to make it a residential home. The septic has been inspected and it has an oversized tank. He states the house in “ok” condition. He has a contract to buy but wanted to inquire about the second kitchen first. He was given an application and will return it to the secretary. It was stated by Mr. Heinold to put conditions on it- if the purpose intended changes- the arrangement is null and void. Mr. Capriglione stated he was concerned about previous usage and suggested that Mr. Pisano looked into contaminants- there had been leaking oil, car paint etc. in the past. Mr. Pisano stated that the water passed the well test.

Old Business: N/A

7:52 A motion to open the meeting to the public was made by Mr. Neuweiler and was seconded by Mr. Mathis. All were in favor.

Leo Assur questioned the Board on what they thought about “clustering”. Mr. Mathis stated he could not believe Mr. Assur did not know that the board has discussed clustering. Agenda 21 was brought up – by Mr. Assur. It is the United Nations plan for the 21st century. Sustainable development. Mr. Assur states that the Pinelands Commission is part of Agenda 21. Mrs. Cope mentioned that the Township could only use our Preservation area for clustering and it is not likely. She stated that it would be impossible to do in Bass River Township. It has been referred to the Governing Body.

Barbara Dillon has merged her company with another Engineering firm. They focus on doing things for communities. She would like to do a Sustainability Element- free of charge **except that her company Logo must be displayed on all associated documents including the master plan.** It is not required – it is optional for the Master Plan. This would look at land use patterns in the township, try to reduce our footprint, etc. It would support the fact the Bass River township is an Environmentally based community. Mayor Cope recommended that Mrs. Dillon run this by the Board and that is why Mrs. Dillon presented the offer at this meeting. Mr. Mathis asked if we could see a sample of another report. Mrs. Dillon stated she would forward a copy to the Secretary to distribute to the Board for review.

8:06 PM A motion to close public portion was made by Mr. Brower and was seconded by Mr. Mathis.

8:06 PM Mr. Neuweiler stated that he attended a NOAA Coastal Services 3 day seminar. He had forwarded the information on to everyone on the Board via email. Mr.

Neuweiler stated that the South Jersey coast has subsided 1 .25” in the last 40 years and the current loss to sea level rise and subsidence is at the rate of 5 mm (1/5”)per year. Our community can expect a 12” loss to these conditions by 2050. Our Master Plan should take this information into account especially on regard to wetlands setbacks. Mr. Neuweiler has joined the New Jersey Association for Flood Plan management (NJAFM) NJAFM is a statewide organization of over 150 members. They are also a chapter of the national Association of State Floodplain Managers (ASFPM), a respected voice in floodplain management practice and policy in the United States.

8:11 PM- Being no other business at this time, a motion to adjourn the meeting was made by Mr. Neuweiler and was seconded by Mr. Shuff. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary