

Bass River Township Planning Board

September 20, 2012

The regular meeting of the Bass River Township Planning board was held on September 20, 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. Capriglione, Mr. Shuff, Mr. Bien, Mr. Mathis, Mr. Neuweiler, Mr. Brower (late) 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 July 19, 2012 were available for the board and the public. A spelling error was noted by Mrs. Cope. A motion to approve amended minutes was made by Mr. Shuff and was seconded by Mr. Neuweiler. All were in favor and said minutes were approved. Mr. Mathis and Mr. Bien abstained.

Correspondence: Correspondence was gone over. Several pieces of the correspondence were read including the letter from the Pinelands Commission regarding the previous “New Gretna Furniture” property and possibility of turning it into a used car dealership. There was also discussion on when the mandatory training classes are for Planning/Zoning Board members.

New Business:

Old Business: Discussion regarding various Township matters.

Clustering- Mr. Norman mentioned The Pinelands Commission stated that Clustering is part of the Comprehensive Management Plan. If the Board does not agree with it- Pinelands could revoke the Boards ability to zone. Mr. Neuweiler said we should accept it because it is not going to happen. Mr. Mathis stated that there are areas available that it can happen in. This is the same thing that was originally presented to the board. It has not been changed. Mr. Mathis stated there are a lot of references to the forest district in the clustering ordinance. The only land that *could* work is on North Maple Avenue- which is 20+ acres – with the majority of it being wet. Mrs. Cope stated that Pinelands Municipal Council of Mayors met last week (executives meeting) and they put a letter together for Pinelands – mainly stressing “does everything have to go through Pinelands”. It is a common complaint with many townships that Pinelands holds things up and something needs to be done to speed things up. Whether it helps or not- will remain to be seen.

All references to the Forest District will be struck. A motion to approve the resolution was made by Mr. Shuff, seconded by Mr. Brower. All were in favor and the motion was passed.

Tree Cutting- Mr. Shuff stated that the ordinance should show that property taxes have to be paid. This condition will be added. Mr. Brower stated the Forest Zone is not in the Pinelands. Anything within the Pinelands – they can have jurisdiction. Mr. Norman will have Joanne O’Connor include a cover letter back to the Pinelands stating that it was struck from the Ordinance since there is no Forest District in the Pinelands. Mr. Norman is going to send the corrected Resolutions to the Secretary tomorrow. Section 2, 3 and 5 are going to be amended. A motion to approve the amended resolution was made by Mr. Mathis, seconded by Mr. Shuff. All were in favor and the motion was passed.

Consignment Shop- question raised to Mr. Norman whether this use is permitted. Mr. Norman referenced an article that was in the June 4th Atlantic City Press. He looked over Zoning and previous resolutions. He stated that zoning will allow for a consignment shop in that zone. However paragraph 9B states there is no evidence of an ongoing use. It was supposed to be manufacturing and then selling of the manufactured product. This will have to be brought to the Zoning Office since it is not a planning/zoning issue. Mr. Mathis stated he noticed there has been a lot of land disturbance at that property – and that this can affect drainage to the neighbors and the highway. Mr. Neuweiler stated that this business seems larger than the Nail supply business that opened years ago. A site plan was presented at that time for the Nail supply and this one did not have a site plan submitted yet. There has been land disturbance and no shrubbery. Mr. Norman stated that the regulations need to be attached to this property and business now- it will ensure safety. Since there was no site plan approval – this leaves the town open for lawsuits and is a liability to the taxpayers. Mr. Brower asked- what are our options. Mr. Norman stated that the Zoning Officer needs to take a look at it and see if a site plan application needs to be submitted. There will be a resolution put together recommending that the Zoning Officer of BRT inspect properties on State Highway 9 for Zoning Compliance. A motion for this resolution was made by Mr. Mathis and was seconded by Mr. Shuff. All were in favor- Mrs. Cope and Mr. Capriglione abstained. The Zoning Officer will report to the Planning Board with the findings. The Board feels that approvals that have been given are not being enforced and people are doing pretty much whatever they please.

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

Rita Bourguignon suggested that the town needs a Zoning Officer that lives in the town. She believes the current Officer does not come around often enough.

Mrs. Cope said if there are things wrong- and someone notices- it should be brought to Jay Haines (Zoning Officer) attention.

Mr. Mathis asked if an old house was burned to the ground during the night on Route 542. No one had any knowledge of this.

A motion to close the public portion was made by Mr. Shuff and was seconded by Mr. Brower. All were in favor and the public portion was closed.

8:19 PM- Being no other business at this time, A motion to adjourn the meeting was made by Mr. Brower and was seconded by Mr. Hazard. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary