

Bass River Township Planning Board

January 17, 2013

The regular meeting of the Bass River Township Planning board was held on January 17, 2013 in the Municipal Building and was called to order at 7:06 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.

Before the regular meeting began- the 2013 reorganization of the Planning Board took place.

Alternate Member #2 Rick Steele was to be reappointed and was then sworn in as Alternate Member #2.

Chris Norman called for the nomination of the Board Chairman- A motion to nominate Chris Brower was made by Mr. Shuff and was seconded by Mr. Capriglione. Roll call was taken- all were in favor and the motion was passed.

Chris Brower called for the nomination for Vice-Chairman. Mr. Brower made a motion to nominate Russ Bien, seconded by Mr. Shuff. Roll call was taken- All were in favor and the motion was passed.

Chris Brower called for the nomination of the Planning Board Solicitor. Mr. Shuff made a motion to appoint Chris Norman, seconded by Mr. Neuweiler. Roll call was taken- All were in favor and the motion was passed.

Chris Brower called for a nomination for Board Engineer. Mr. Brower made a motion to appoint Kris Kluk, seconded by Mr. Shuff. Roll call was taken- All were in favor and the motion was passed.

A motion to close the re-organization portion of the meeting was made by Mr. Bien, seconded by Mr. Shuff. All were in favor. Reorganization was closed at 7:11PM.

Bass River Township Planning Board

January 17, 2013

The regular meeting of the Bass River Township Planning board was held on January 17, 2013 in the Municipal Building and was called to order at 7:12 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. Shuff, Mr. Bien, Mr. Neuweiler, Mr. Hazard and Mr. Steele.

The minutes of the regular meeting of September 20, 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. Bien. All were in favor and said minutes were approved. Mr. Brower questioned if the Zoning Officer had done the Route 9 inspections as stated in the minutes that were just approved. Mrs. Cope asked Zoning Office Jay Haines to update the Board.

Mr. Haines explained that it is still a “work in progress”. He has a conflict of interest with one of the property owners and it was explained that Commissioner Bourguignon would be handling that particular case.

Correspondence: Correspondence was gone over. Several pieces of correspondence were reviewed and discussed by the Board, including Attorney Norman’s email regarding reconstruction of homes damaged during Hurricane Sandy.

Mayor Cope explained to some extent the dealings she has had with FEMA and how the town will be able to progress since Hurricane Sandy. ICC- Increased Cost of Compliance can help if the resident applies for it through their insurance. Approximately 90 homes in Bass River Township suffered damage in that storm. 5 or 10 homes are over the 51% structural damage rate. The Tax Assessor is determining how much structural damage the homes have had and is making adjustments accordingly. The new elevation is expected to be 4 feet higher than it was before the storm.

New Business:

1. Jerry Snow Block 57 Lot 7- not in attendance.
2. Informal discussion Block 52 Lots 15 &16 -Mike Moore- 86 North Maple Avenue. Mr. Moore would like to extend the existing house –and this would go over the setbacks. Lot 15 and 16 are next to each other and he is asking how combining the lots would help his situation. The lots combined- are still undersized- but they would become more conforming. His intention is to restore the home.

This would essentially be an application for a lot area variance- for a pre-existing non-conforming lot. He was told he should get a land surveyor to combine the 2 lots, an attorney to prepare the deed to consolidate the 2 lots – a real estate attorney would know how to do that. The variance would have to be obtained from this Planning/Zoning Board. Mr. Moore was given an application at this meeting. He had pictures and a map of the property for the Board to review. The board discussed the property and the other dwellings on the land in addition to the main house.

Old Business:

1. N/A

7:50 PM- A motion was made by Mr. Neuweiler and was seconded by Mr. Shuff to open the meeting to the public.

- Rita Bourguignon questioned if raising the required height of homes (due to Hurricane Sandy) is a possibility. Mrs. Cope stated that it is a possibility and that if it happened- we would have to amend the ordinance.
- Bill Aaronson- 1868 Hammonton Road questioning Pinelands Development Credits on Block 63 Lot 10. (This was referencing a piece of correspondence that was read earlier).
- Mr. Aaronson also questioned Mr. Norman’s correspondence- regarding “streamlining” (for reconstruction) – Mr. Norman explained that he meant the town has been through a tough time- and not to waive the rules but to make sure the process is done quickly and the people get relief.

8:00 PM

A motion to close the public portion was made by Mr. Brower seconded by Mrs. Cope- all were in favor and the public portion was closed.

8:01 PM- Being no other business at this time, a motion to adjourn the meeting was made by Mr. Shuff and was seconded by Mrs. Cope. All were in favor and the motion was passed.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary