

**Bass River Township Planning Board**

**July 18, 2013**

The regular meeting of the Bass River Township Planning board was held on July 18, 2013 in the Municipal Building and was called to order at 7:15 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: Mr. Brower, Mr. Gomez, Mr. Bien, Mr. Mathis Mr. Hazard and Mr. Steele.

The minutes of the regular meeting of May 16, 2013 were available for the board and the public. A motion to approve said minutes was made by Mr. Bien and was seconded by Mr. Gomez. All were in favor and said minutes were approved. Mr. Mathis abstained.

**Correspondence:** Correspondence list was gone over, reviewed and discussed by the Board.

**Old Business:** Stonewood Farms LLC- Memorialize Resolution 2013-02. The Chairman read the Resolution. A motion to approve the resolution was made by Mr. Bien and was seconded by Mr. Gomez. Roll call was taken- all were in favor and the motion was passed. (Mr. Mathis abstained).

**New Business:** Garrison-2013 Variance Application. Confusion with applicant and Board- Applicant was not present- this hearing will be held at the next meeting scheduled for August 15, 2013.

**Board Discussion:** Mr. Bien questioned the Garrison application- having heard that all fees and applications were being waived. This is a bill that has not been passed and/or signed yet. It is on the Governor's desk awaiting a decision.

Mr. Gomez stated that there are some concerned citizens that were at the Environmental Commission meeting- regarding Viking Yacht and the upcoming meeting on July 22, 2013. They believe the township will be giving up some rights and they would like an extension on the timeframe to question and review what is going on. Mr. Norman stated that unless Legislation was passed – they cannot circumvent the local Planning Board. Mr. Brower stated that in the past- Viking has always done everything that was required of them. Mr. Aaronson (member of public) states that he believes the Township has

opted out and the Planning Board has “no say”. Mr. Norman stated he would contact the Township Solicitor to inquire as to what is going on.

**7:30 PM Public Portion -** Mr. Falkenburg questioned the surveying being done on Block 38 Lot 5. He states that someone wants to build a house on the property. It is a 5.1 acre lot. He stated years back he approached the owner and the township and was told that he could not build on it. He questioned whether the lot can be built on. 110-115 foot frontage and 300 feet back. After that it is wetlands. Mr. Norman told him that although the back of the lot may be wet- it cannot be excluded from the acreage. Mr. Brower stated the property is Village Residential. Minimum lot size 3.2 acres. 40’ front yard setback, 100 feet road frontage and 20 foot side yard setbacks, 30 foot rear yard setbacks. Plus test pits would have to be done for seasonal high water, wetlands buffer would have to be delineated.

Mr. Aaronson wanted to discuss the Manufacturing Node and his understanding of it. He stated it is part of the Statewide Development Plan. Crossover Acceptance Process - allegedly the town “walked away” from this responsibility. That process permits certain ‘Nodes’ within the state..such as the manufacturing node for Viking Yachting Center. He stated that once one of these notes is created – designated by the state- that whatever occurs within that node- is out of the hands of the local planning board. He stated that Viking is trying to get around Cafra and around local jurisdiction. He suggested everyone should get involved and write letters to the Office for Planning Advocacy regarding this matter. He is concerned about the loss of local control. Mr. Norman stated at this time that he had not heard anything about these Nodes and the loss of local control. He stated that the Cross Acceptance plan is for state and local to try to locate the state master plan and the local master plan, it essentially lets the locals express their concerns and work to keep their local designations and working to compromise. He state that the state plan is almost like a secondary overlay- and does not pre-empt local zoning, unless an amendment has been passed. Mr. Aaronson stated that this proposed node will take in a lot of land. Viking started building boats in 1964- wooden boats and the first fiberglass boat was built in 1971. Mrs. Bitzberger stated that there is only until 7/29 to comment and send letters in regard to this matter. She is concerned this is not enough time. Mr. Aaronson stated he would much rather have our Planning Board making decisions for this town- not anyone else.

Rick Adams stated Viking only sent notices to property owners within 200’ of their property. He wants to know why. He stated at the Commissioners meeting no one seemed to know what was going on. He has copies of letters to the Mayor. The letter states that Bass River Township wants no input in to what Viking Yacht does. Mrs. Adams was stunned that a planning matter (Expansion of Viking Yacht) has not come before the board. Mr. and Mrs. Adams stated that Viking had brought their maps to the building inspector and that the Mayor has toured the Facility.

Mr. Bien stated that the Node has not been approved yet. Mr. Norman stated that we cannot jump to conclusions and that we need to find out what is going on with Viking Yacht and their plans.

Mrs. Adams stated the Mayor was informed of Vikings Plans as of January 2013.

The Board as instructed by Chris Norman- went into a Closed Session at 8:10 PM.

8:25 PM- a motion to reopen the meeting to the public was made by Mr. Mathis and was seconded by Mr. Hazard. All were in favor.

Mr. Norman explained why the board went into closed session – it was not to discuss the substance of the subject matter but strictly to process what the planning board did know and it is under Attorney – Client privilege. Mr. Brower informed the public that the Secretary DOES have a file started for Viking Yacht. Application copy for CAFRA was sent to the state and copied to the Township Clerk. To date- the Planning Board has not received any applications for development. The Board did not know there was a file because the Secretary was holding the file until receiving a planning application. He said there is a draft amendment to the state plan map- and it is also available online. Attorney Norman is going to investigate this draft amendment and also the manufacturing node. A motion to write a letter to state planning commission requesting an extension of the review time based upon the facts as they are right now. This is the first the board is hearing about this and they need time to review it and to look out for the planning within the township of Bass River.

Mr. Aaronson stated that he applauds the Boards steps and thinks they are wise and responsible choices.

Mr. Brower stated that the letters had come after the last meeting and before tonights meeting.

Mr. Gomez stated that at an Environmental Commission meeting- they had asked Mayor Cope if they could go to Viking Yacht to see what was going on over there. She stated that she would go first – and he thinks maybe that is why the Environmental Commission got the plans and information from Viking before the Planning Board did. Viking is not doing tours at this time.

Attorney Norman states he believes they (Viking) are just doing what they need to do to get through CAFRA and then will be back to the Planning Board for approvals as needed for the proposed expansion.

Rick Adams stated that Viking sends their water and soil in for testing- and that the site should be tested there – so there is no possibility of them sending in specimens from another location.

Mr. Aaronson questioned why they never put a traffic light at the entrance to the plant.

Mr. Bien explained there was a traffic study done and that the flashing plant light on the bridge was what was required.

8:46- a motion was made by Mr. Bien to close the public portion and it was seconded by Mr. Hazard. All were in favor and the public portion was closed.

Mr. Brower stated that he would like to make a motion that Attorney Norman draft a letter to the State Planning Commission requesting an extension of the review time based on the facts that were presented this evening. Mr. Bien made a motion, Mr. Mathis seconded. All were in favor and the motion was passed.

**8:50 PM-** Being no other business at this time, a motion to adjourn the meeting was made by Mr. Bien and was seconded by Mr.Mathis. All were in favor and the motion was passed.

Respectfully Submitted,

Elizabeth Godfrey  
Planning Board Secretary