

**Bass River Township Planning Board**

**August 15, 2013**

The regular meeting of the Bass River Township Planning board was held on August 15, 2013 in the Municipal Building and was called to order at 7:03 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. Shuff, Mr. Gomez, Mr. Neuweiler, Mr. Hazard and Mr. Steele.

The minutes of the regular meeting of July 18, 2013 were available for the board and the public. A motion to approve said minutes was made by Mr. Gomez and was seconded by Mr. Hazard. All were in favor and said minutes were approved. Mr. Neuweiler and Mr. Shuff abstained.

**Correspondence:** Correspondence list was gone over, reviewed and discussed by the Board. Letter from the State of New Jersey to Gerry Scharfenberger at the Office for Planning Advocacy from July 18, 2013 regarding creation of a Node at Viking Yacht Company was read. 3 letters from William Aaronson – previously forwarded to all Board members. It was stated that the public had not read the letters. Since they were lengthy- they were available to any members of the public to read. One letter from Mr. Aaronson was read – it was regarding Viking Yacht and Styrene Gas Emission. Township Engineer Kris Kluk stated at this time- the Styrene Gas Issue is a DEP situation- It is not something the local Zoning Officer has the capacity to measure or enforce.

**New Business:**

**Moore-2013-** Minor Subdivision Block 52 Lots 15 & 16. Attorney Chris Norman swore in Michael Moore. Engineer Kris Kluk had deemed this application “conditionally complete” in his review letter and stated it at this meeting. They are asking to extend their house and join the 2 lots together to make the lot more conforming. The existing plans do not show the proposed addition. Chris Norman confirmed that the applicant wishes to consolidate the lots in order for the lot to be more conforming. Mr. Moore confirmed this. The Board reviewed the plans and questioned the proposed addition, septic location etc. Mr. Kluk stated in regard to his review letter- (A-G)- A- does not apply anymore, B- submit to Burlington County Planning Board, C-requirements should be waived (since lots are being consolidated), D- site triangles must be added, E- names

of all property owners within 200 feet must be shown on plan, F-copy of section of the tax map must be provided, G- Phone numbers of property owners must also be included. It was explained that existing and proposed setbacks also be shown, as well as the addition. Mr. Kluk also explained that Mr. Moore will need to speak to the Tax Assessor in order to obtain the Block and Lot that will be used. It was suggested that this lot consolidation get filed to Burlington County by deed and not by plat. There was Board discussion at this time. Mr. Brower mentioned section the second dwelling that exists on the property. Mr. Moore stated it is more of a workshop/office than anything else. There is a kitchen and a bathroom. Mr. Norman asked if there would be a problem stating that the second dwelling cannot be used as a rental property. Mr. Moore was fine with that. The Board suggested that maybe only family could stay in it. There are pilings and no bulkheads. Mr. Gomez stated that this application came before the Environmental Commission and there no environmental concerns. A letter from the Chairman will be issued to the Planning/Zoning Board. A motion was made by Mr. Brower to open this hearing to the public and was seconded by Mr. Shuff. There was no public comment. A motion to close the public portion was made by Mr. Neuweiler and was seconded by Mr. Hazard. A motion to conditionally approve the application was made by Mr. Neuweiler and was seconded by Mr. Shuff. Roll call was taken, all were in favor and the motion was passed.

**Zoning Ordinances:** The Planning/Zoning Board was asked to conduct a consistency review of Section 17 revisions to the Ordinance. This is due to recent amendments to the Pinelands Comprehensive Management Plan (CMP). There are 3 ordinances- they have already been approved by the Board and these are minor changes. The Board had all received copies of the revisions. Mr. Norman stated that these changes are substantially consistent with the master plan. Clustering was mentioned and the fact that it will never happen in this town.. A motion was made by Mr. Shuff to approve these changes and was seconded by Mr. Hazard. All were in favor and the motion was passed. A motion to open this to the public was made by Mr. Neuweiler and was seconded by Mr. Shuff. Mr. Aaronson cautioned the use of the word “never” as far as clustering and that he knows a good location for it within the township. There was discussion among the board and the public about clustering. A motion to close the public portion was made by Mr. Neuweiler, seconded by Mr. Hazard. Roll call was taken and all were in favor. A motion was made by Mr. Shuff to pass all 3 ordinances and it was seconded by Mr. Hazard. Roll call was taken, all were in favor and the motion was passed.

**Old Business:** No old business at this time

**8:00 PM Public Portion -** There was a discussion over minimum lot size requirements. Discussion over impervious coverage and information that was given at the meeting a few weeks ago. Mr. Aaronson stated that we gave the public incorrect information. Mrs. Bitzberger asked what percentage does the township allow as far as lot coverage. Viking

Yacht came up again and it was mentioned that if they paved the remaining 80% of the land – they would have to handle drainage and be in compliance with the stormwater management plan. Mr. Neuweiler explained the “node” and that any applications would still come to the Planning Board for any developments. Mr. Aaronson does not think that will happen. He stated that the concrete is already poured at Viking. He stated that these are “dangerous” approvals and that the township does not have, but needs the resources to deal with certain situations. Styrene Gas issue was mentioned again and it was again noted that this is a DEP issue. Mr. Aaronson stated he believes it should be a law-dictating what the allowed percentage of impervious coverage is. Mr. Kluk stated that DEP pretty much dictates impervious coverage amounts in this township. Mrs. Bourguignon questioned the Stormwater Management Plan. Mr. Kluk did this plan-years ago. Mrs. Bitzberger asked what is the width of a road supposed to be in the Township. Mr. Kluk stated 16’ paved- prefers 20’. No standards on existing roads. Tax maps show right of ways. Minimum of 20’ is required for DOT.

**8:30** A motion was made by Mr. Hazard to close the public portion of the meeting, seconded by Mr. Shuff. All were in favor and the motion was passed.

Mr. Neuweiler asked if a Wal-Mart is being built on Otis Bog Road in Little Egg Harbor Township. He was told yes and wondered why he can’t find the minutes from the meeting in LEHT. There is a lawsuit holding this construction up. Mr. Neuweiler questioned a traffic plan and how the traffic flow will affect BRT. Mr. Kluk stated he doubted that the State would even listen to any input regarding the traffic plan because Route 9 is a state road.

**8:40 PM-** Being no other business at this time, a motion to adjourn the meeting was made by Mr. Shuff and was seconded by Mr. Neuweiler. All were in favor and the motion was passed.

Respectfully Submitted,

Elizabeth Godfrey  
Planning Board Secretary