

Bass River Township Planning Board

Feb. 20, 2014

The regular meeting of the Bass River Township Planning board was held on February 20, 2014 in the Municipal Building and was called to order at 7:08 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. Bien, Mr. Mathis, Mr. Hazard, and Mr. Crowley.

The minutes of the regular meeting of January 16, 2014 were available for the board and the public. A motion to approve minutes was made by Mr. Mathis and was seconded by Mr. Bien. All were in favor and said minutes were approved.

Correspondence: Correspondence was gone over and was available for review.

New Business: Informal Discussions:

- Angelus, Mike- Block 34 Lot 3.02- Ishmael Road- would like to build a 1623 sq foot garage on the bottom with living quarters on the top. In the future- they would like to build another structure and attach it to it. It would be like an “in-law suite”. The garage will be done first. This is part of the GK subdivision and is an approximate 6-acre (5.741) lot. He stated it would be one common roof line- even though the structures will be built at separate times. The structures will be connected with a breezeway. There will be a kitchen in each structure. Mr. Norman stated this could be treated as an accessory use with restrictions- such as- can’t be rented as in income producing unit. Board members stated they would need to review the ordinance to see if it is allowed in the zone. Mr. Brower stated it would be easier if there was one “big kitchen” rather than 2. Mr. Angelus stated that that is not what they want to do. There would be one septic system. Mr. Norman stated they file an application for an interpretation- because an accessory by nature has to have a principal use. Another suggestion- build the garage with the living quarters upstairs and call it the principal use and come back later when they are ready to build the 2nd structure. Mr. Brower again suggested “one” kitchen. Mr. Angelus stated that when the parents move in, that they will want their own kitchen.
- Manaresi, Evan- Block 34 Lot 3.01 –Ishmael Road- He wants to make a minor modification of the approved plan. He wanted to remove the circular driveway. He already took the plans to the fire department and they had no concerns at all. It was suggested that he get a letter from the fire department. Dry wells were mentioned. He stated his property is close to 25 acres- and are they necessary? Kris Kluk stated that dry wells must be installed to comply with the stormwater management plan.

Old Business:

Viking Yacht Company- Continuation of hearing for Site Plan application. Mr. Norman stated that we only have 5 Board members and two of the members were not present at the November meeting. My Hyland stated that he had repeated his testimony and that there was no new testimony- Mr. Crowley and Mr. Hazard were comfortable to continue with the hearing.

Revised plans were submitted that were to have addressed the issues that were mentioned by the Board last month.

Mr. Brower asked if Mr. Kluk could go over his review letter.

Mr. Kluk stated an issue with the area of disturbance.

Mr. Mathis questioned what the road will be made of and will it be detailed on the plan. It needs to be DGA or crushed concrete and it was confirmed that it will be.

Mr. Kluk confirmed that the total acreage is 110 acres. The Board requests that ALL lots be shown on the plans that are included in the 110 acres. A deed of consolidation will be acceptable.

The Board still wants a survey. A survey is being done now but will take some time. It will be provided before the issuance of a C.O.

The Emergency access road will be modified before any construction work is done in order for the fire department to always have a clear access path.

There was discussion about keeping the area by the gate clear. It has been noticed that on occasion boats block the gate area while they are working on them. Mr. Babek agreed to additional “fire access- no parking” signage to hopefully eliminate this issue.

The Lock box is in process. Gate numbers are all listed on the existing conditions plan- and the lock box will contain a list of all the gates. There is a guard at the guard station 24 hours per day.

Flashing light- they cannot guarantee that an inspection will be done. Mr. Mathis said it’s a liability for the town if the light is not working. They disagreed stating that it is the responsibility of the DOT. They did say that the person in charge of safety will have “check the flashing light” added to his list and they are hoping it will become a routine part of the safety inspection.

8:08- The Chairman opened the meeting to the public. Carol Bitzberger a township resident spoke at this time. She asked if Viking had provided the 3 year fire inspection reports as requested last month. They were provided and there is nothing that is not being worked on at this time- the reports were fine. She questioned if a fire truck will be able to access all the buildings while the foundation is being done. Yes, they will. She asked if they could have a fire drill once per year with the Fire Marshall from the County or State there. Mr. Babek stated one was done a few years back. She wants this to be a condition of approval. Mr. Mathis stated this would be quite a burden for the fire department. Something like this takes a lot of time and planning. Viking is “fire

company friendly”. They allow the Fire departments to come in there and do inspections and drills when they need to. Their Insurance Company also comes to Viking and does inspections. Viking will agree to periodic inspections when the Fire Company requests them.

Adam Sprague- 61 West Greenbush- prepared a note to read. He has been a resident for the past 10 years.

He has done some research regarding the expansion of Viking Yacht. He is opposed to this expansion. He believes it is a risk to his home and family. He stated is a title 5 facility regulated by the Federal Government due to their hazardous air pollutant threshold. He stated facts regarding Styrene and adverse affects it has. He stated that “resin infusion” may not be there to stay and that Styrene is NOT eliminated with this process...reduced but not eliminated.

Leo Assur – resident and business owner spoke next. He believes that the Viking application should be approved. He believes Viking provides a good tax base for the township and provides many jobs. He is certain that they are in compliance and that the benefit of having them in this town outweighs the bad.

Carol Bitzberger- environmental concerns- they should be looked into before approvals are given. She gave a hotline number 1-877-WARNDEP.

Mr. Norman swore in Mr. Sprague and Mr. Assur stating that their testimony was true.

Mr. Mathis asked Mr. Sprague if he knew that Viking was across the street from his road when he moved here 10 years ago. He was aware but did not think of these concerns at that time. He has been doing research now and said he was young and stupid when he moved here! He is concerned of what could happen in the future.

Mr. Mathis stated that the testimony from Viking professionals indicated that they are compliant with everything and are even reducing amounts of Styrene.

Ken Rose- 2046 Hammonton Road- Sworn in- He questioned if this had anything to do with the Node approval. Mr. Norman told him that the Node is not an issue with the Planning Board. Viking will still need CAFRA approval. He also questioned the possibility of future plans or expansion. Mr. Norman stated we can only deal with the application that is presented at this time.

8:34 PM- a motion to close the public portion was made by Mr. Hazard and was seconded by Mr. Bien. All were in favor and the public portion was closed.

At this time a short recess was taken so Mr. Norman could talk to Mr. Hyland in private.

Mr. Norman had prepared a draft resolution for this evening...the Board only has 5 members present this evening and although Mr. Hyland did a summary over what happened at the 2 previous meetings, they do not feel that it is a good representation of

the Board for a vote. 2 of the members present were not at both of the previous meetings. They are going to listen to the recordings from the meetings they did not attend- and hopefully at the March meeting we will have a better showing of members eligible to vote. Members not present this evening will be given the opportunity to listen to tonight's recording also.

Mr. Hyland agrees that a vote should not be taken this evening. Members would need to sign a certification stating that they listened to the recordings.

This hearing is closed to the public now- Board members can still make comments at the next meeting- before the vote- but the public comment is complete.

This hearing is being carried to the March meeting and no additional notice is required.

A motion to carry was made by Mr. Bien and was seconded by Mr. Mathis. All were in favor and the motion was passed.

The Board decided to review the draft resolution.

Mr. Mathis asked if the Board could have a copy of the transcript from the Court Reporter.

All fire access lanes must be inspected and approved before erection of steel construction of the new building.

Submission of sealed survey of 110 acres before issuance of C.O.

Change #5 to minimum of 6" DGA. (Quarry blend or crushed concrete)

8:59 PM Meeting open to the public:

Kevin Groff – 105 and 107 North Maple Avenue – both lots have existing dwellings. He wants to move lot lines. One lot is 300 x 300 and one is 300 x 100. He wants to make the 300 x 100 lot larger. It would be more conforming. Mr. Norman stated that if neighbors had enough land- that he would need to ask them to sell him land. The hardship would be showing that you couldn't get the land from anywhere else. This is a whole area of undersized lots. Since this is the case- it is not necessary to ask neighbors. He would need to submit a variance application and do a plot plan showing the lot line adjustment and shows where everything is situated on the properties.

9:08 A motion to close the public portion was made by Mr. Mathis and was seconded by Mr. Hazard. All were in favor and the public portion was closed.

Mr. Brower suggested that we make a checklist of all approvals given in the last 5 years and make sure that all of the conditions of approvals have been met. These conditions should be met before any C.O. is issued or any overages in escrow accounts are returned.

Mr. Mathis stated that there should be a discussion of driveways- and after a certain amount of feet (a long driveway) what should the width be?

9:15 PM- Being no other business at this time, a motion to adjourn the meeting was made by Mr. Bien and was seconded by Mr. Crowley. All were in favor and the motion was passed.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary