

Bass River Township Planning Board

March 20, 2014

The regular meeting of the Bass River Township Planning board was held on March 20, 2014 in the Municipal Building and was called to order at 7:10PM. 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. Hazard, Mr. Shuff, Mr. Gomez, Mr. Bien, Mr. Neuweiler, and Mr. Mathis.

The minutes of the regular meeting of February 20, 2014 were available for the board and the public. A motion to approve minutes was made by Mr. Bien and was seconded by Mr. Hazard. All were in favor and said minutes were approved. Mr. Neuweiler abstained.

Correspondence: New Jersey Planner was the only correspondence.

New Business: Informal Discussions:

- Belk- 91 West Greenbush Road re: possible subdivision. He is thinking of putting a small ranch for his daughter on his property. He has been through other things with the Board in the past- and he just wants to find out if doing this is a possibility without spending too much time and money. It is 22 acres, but a considerable amount is wetlands. He thinks he has enough property to do this and stay within the required setbacks, but still has to get an engineer to be sure. This property is in Pinelands. Wetland buffers are 300'. He would need a waiver to have it be less. Kris Kluk suggested he come up with a conceptual plan based on wetlands and seasonal high water table and suggest a meeting with the Pinelands Commission. Mr. Belk asked that if this is not going to be allowed- that he would prefer to know now- not in four years like last time.

Old Business:

Viking Yacht Company- Continuation of hearing for Site Plan application. There were 2 pieces of correspondence received in relation to this application. One letter was from the Environmental Commission and the other was from Mr. Aaronson. It was confirmed that all Board members had read the letters. The public portion of this hearing was closed last month. The hearing is being held this evening so there is a better representation of Board Members. Mr. Hyland objected to accepting any testimony at this point due to the letters that were received. Mr. Mathis mentioned that Viking had done a presentation to the Environmental Commission prior to this application being

made. He stated that Viking went above and beyond what they needed to do and did everything that they were asked. Lot coverage issue was resolved in the resolution. He believes this resolution should be approved. Mr. Neuweiler stated that so many allegations were brought up in these letters without any facts or supporting evidence. He stated that these letters are opinions. Mr. Neuweiler also talked about the runoff water. Mr. Hazard stated that the letters are wrong regarding the lot coverage and the lot coverage is in compliance. Mr. Brower thanked Viking for their patience now that this review is complete. His thoughts involved with this are that although Viking is saying and doing the right things, things in the past have happened though that can't be changed. Pollution, wells, etc, he has reservations about allowing an expansion. He stated he loves having Viking in this town, it puts New Gretna on the map...but that it has to get better.

A motion was made by Mr. Mathis to approve the site plan and variance application. Mr. Bien seconded the motion. Roll call was taken- all members were in favor except for Chris Brower who abstained.

Mr. Brower read Resolution 2014-1 aloud. Mr. Mathis stated that under item #3- it should be stated that the Planning Board Secretary be notified - not the Engineer...Mr. Norman said it will say Secretary and Engineer. Mr. Mathis questioned bonding. Mr. Norman stated it is required but that he does not generally include it in the Resolution. A motion to approve the resolution with changes was made by Mr. Bien and seconded by Mr. Neuweiler. Roll call was taken; all were in favor except for Mr. Brower who abstained.

Mr. Hyland thanked the Board.

8:06 PM- Board discussion: Mr. Mathis stated that he feels sometimes when people come in for informal discussions- that they leave with a false sense of approval. He does not think the Board should be doing that. There was a discussion about one of the informals from last month regarding building a home and at some point building another house on the same lot connected by a breezeway.

Mr. Brower reminded the Secretary to provide the Board with a checklist of past approvals to give to the Engineer.

Mr. Mathis jokingly (kind of) requested the minutes get presented to the Board sooner than the day before the meeting. The Secretary will try!

8:18 PM- Mr. Hazard made a motion to open the meeting to the public, seconded by Mr. Neuweiler, all were in favor.

Mrs. Bitzberger questioned if approval was preliminary or final. She made some comments. She stated there were 3 official complaints about Viking. She stated she did not realize the Marina and Viking were combined. Mr. Norman explained the lots and the coverage to her. Mr. Norman stated the "resolution runs with the land". Mr.

Aaronson stated he would agree to disagree about that statement. (He stated that that is not the law). Mrs. Bitzberger stated where the District Regulations are.

Mr. Belk questioned if it would be easier to go up and put an addition on his garage rather than divide his lot. Mr. Mathis stated that 2 living dwellings are not permitted on the same lot.

Mr. Rose spoke and mentioned Viking's presentation with the Environmental Commission meeting back in May. He believes that they only focused on all the positive amenities and never mentioned the fact that a "node was coming in". He questioned the next addition Viking will want to do. He believes "when the node comes in" that Viking can do whatever they want. The Board tried to convey that this Board still has jurisdiction.

Mr. Aaronson stated that there are no impervious coverage limitations in this town. There are building coverage limitations.

Mr. Rose said that it takes too long for the environmental commission to get information.

Mr. Aaronson mentioned that now that the land is co-mingled would the tax assessor adjust the assessment. He believes the township should be entitled to more tax dollars. He said the Assessor needs to go after more tax dollars. He stated the Marina has cut taxes for the last 5 years. This needs to change. Mr. Norman stated this is an issue for the Assessor.

Mr. Aaronson stated that he believes the Board is doing a lot better job now than in the past.

8:37 PM- a motion to close the public portion was made by Mr. Bien and was seconded by Mr. Hazard. All were in favor and the public portion was closed.

8:38 PM- Being no other business at this time, a motion to adjourn the meeting was made by Mr. Neuweiler and was seconded by Mr. Mathis. All were in favor and the motion was passed.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary