

Bass River Township Planning Board

October 28, 2020

The regular meeting of the Bass River Township Planning board was held on October 28, 2020 live and via Zoom phone call and was called to order at 7:02 PM. In accordance with the Sunshine Law, notice of the meeting was posted in The Beacon and the Atlantic City Press.

Flag Salute.

Planning Board members present were: Mrs. Cope, Mr. Steele Mr. Hazard, Mrs. Ruffo, Mr. Neuweiler (late), Mr. Chandler and Mr. Bien. Mrs. Ruffo and Mr. Chandler were made voting members due to absent members.

The minutes of the regular meeting of May 27, 2020 were available for the board and the public.

Mr. Hazard made a motion to approve the minutes and Mrs. Ruffo seconded the motion. All were in favor and the motion was passed.

New members were sworn in and existing members were reappointed by Attorney Chris Norman. Members being: Mrs. Cope, Mr. Capriglione, Mr. Chandler, Mrs. Ruffo, Mrs. Adams, Ms. DeLois, Mr. Allen.

Correspondence:

List is attached.

New Business: Variance application for 5616 Route 9 in New Gretna; Block 7 lot 3. Louis Rex and Melinda MacNeil. Mr. Rex was sworn in by Attorney Chris Norman. They are looking to change the 2nd floor cape cod style – into a regular 2nd floor so there is more usable space and also to extend the deck to 12 x 16. Variance is needed due to the addition upstairs will encroach in side yard setback as will the deck. They are adding additional structure into the setback. This house is 100 years old. Same footprint- except for the deck. 2 photos were supplied, Exhibit A1- is the home, A2 is the proposed elevation. No increase in number of bedrooms. Application was deemed complete. A motion to open this to the public was made by Mr. Bien and was seconded by Mr. Neuweiler. There was no public comment. A motion to close to the public was made by Mr. Chandler and was seconded by Mrs. Ruffo. All were in favor. There was no one on the phone (that had called in).

A motion to approve this application was made by Mr. Hazard and was seconded by Mr. Steele. Roll call was taken, all were in favor and the motion passed.

Old Business: Board discussion zoning changes including Engineer's revised zoning ordinance and zoning map.

7:10 PM Engineer Dan Guzzi began explaining the newest changes. Pinelands is very slow with this process due to working remotely. Mr. Guzzi stated that Pinelands informed him they have no record of the zoning map that was prepared here in 2012. They also have a lot of issues with some of the changes that were made. They will not approve the 2012 map. They will allow us to switch village to minimum of 1 acre lots. They want all the current Forest on our map to be Preservation. Considering HC zone all the way down Route 9.

8:05 PM A motion to open the meeting to the public was made by Mr. Steele and was seconded by Mrs. Ruffo. All were in favor. No public comment. A motion to close the meeting to the public was made by Mr. Neuweiler and was seconded by Mr. Chandler. All were in favor and the motion was passed.

The Board had a discussion about what may happen with the school.

8:10 Being no other business at this time -A motion was made by Mr. Hazard to adjourn the meeting and it was seconded by Mrs. Delois. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey
Planning Board Secretary