



BASS RIVER TOWNSHIP

(Burlington County)

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Bass River Township Planning Board

August 25, 2021

The regular meeting of the Bass River Township Planning board was held on August 25, 2021 in-person and via Zoom phone call and was called to order at 7:00 PM. 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: Mrs. Cope, Mr. Capriglione, Mr Steele, Mr. Chandler, Mr. Bien, Ms. DeLois, and Mrs. Adams attended via Zoom call.

Mr. Guzzi was also present in-person, as well as Mr. Justin Strausser attending in lieu of Mr. Norman.

The minutes of the regular meeting of April 28, 2021 were available for the board and the public.

Mr. Capriglione made a motion to approve the minutes and Mr. Chandler seconded the motion. All were in favor and the motion was passed.

Correspondence List was read by Mr. Bien, and Mr. Bien stated that he would like to attend the annual New Jersey Land Management Conference in Atlantic City.

New Business:

1. Mr. Jim McGettigan talked with Mr. Guzzi several times throughout the day about site plan variance for produce stand, so Mr. McGettigan did not attend the meeting. He is obtaining a Certificate of Filing from Pinelands Commission, and we will carry this item to the next meeting.

Informal Business:

1. Mrs. Flesche did not attend to discuss clarification for why she was told by Little Egg Harbor that she needs \$10,000 to build on land she and her husband own in Bass River Township.
2. Raymond Risten has been approved by Bass River Township and Pinelands, so he is clear to move ahead with his modular home.
3. John and Donetta Waldrop approvals for minor subdivision from January 18, 2007 have expired. Mr. Strasser advised them to resubmit Minor Subdivision Application, with reason why they want to extend it, and reason it hasn't been developed yet.
4. James and Jackie Rupinski were not in attendance to discuss moving their Hot Dog Stand to a new location.
5. Certificate of Training was presented to Ms. Delois at end of meeting.

Old Business:

Board discussion for zoning changes – Engineer's update:
We are still working with Pinelands Commission. They made a few more changes. Zoning format is next step, then it will come to the Planning Board. The Township Solicitor is working on her section.

7:22 PM A motion to open the meeting to the public was made by Mrs. Cope and was seconded by Mr. Steele. All were in favor and the motion was passed. There were no members of the public on the phone, but several in the room.

Mr. Kevin Foder, owner of the new Firehouse Deli & Pizzeria, 5649 Route 9, wants to add 2 tables and 8 chairs for customers to sit while eating. Little Egg Harbor Construction Department told him he cannot have tables if he does not provide handicap-accessible restrooms. Mr. Foder cannot allow customers through food prep or electrical areas to get to current employee bathrooms, and it is not likely that he will run plumbing for new bathrooms in the building. Burlington County Health Department told Mr. Foder the municipality sets the ordinances, so to go before the Planning Board to request the seating. Since this is not a request for variance of existing use, it is not under PB's jurisdiction, it is a construction issue.

Mr. Foder also asked what he will need to place a new sign in front of his building. He will require a Zoning Permit Application stating sign dimensions, height off the ground, and set-back from the street.

Mr. Tom Williams, 9 S Maple Street, asked for clarification of the changes the Pinelands Commission is still making, and will there be a Public Hearing and Review before implementation of the changes. Mr. Guzzi assured him that the changes are intended to

clarify and simplify existing ordinances, and that they will be made available for public review. Mrs. Cope reminded everyone that there has been an ongoing public review for the past 3 years.

Mr. Foder, speaking as homeowner at 99 Jericho Road, asked about GK Construction development of lots that have recently started in Offshore Manor. Mr. Guzzi assured him that a Zoning Permit must be filed for each lot. Each will be reviewed by the Zoning Board with respect to original set-back approvals, and to review impact on neighboring properties. Mr. Foder also asked about the sewer tanks, and Mr. Guzzi stated that the Zoning Board will ensure that any future sewer tanks must be compatible with the neighborhood sewage management plan.

A motion to close the meeting to the public was made by Mrs. Cope, and it was seconded by Ms. Delois. All were in favor and the motion was passed.

7:48 Being no other business at this time - A motion was made by Mrs. Cope to adjourn the meeting, and it was seconded by Ms. Delois. All were in favor and the meeting was adjourned.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Laura Moyer".

Laura Moyer
Planning Board Secretary