

**TOWNSHIP OF BASS RIVER
PLANNING BOARD**

RESOLUTION 2024-6

**Viking Yacht Company
5738 State Highway Route 9
(Block 26, Lots 2 & 8)**

**Preliminary and Final Major Site Plan Approval with Design Waivers to
Permit Construction of 5,000 Sq. Ft. Outbuilding, 21,220 Sq. Ft. Maintenance Building and
Off-Street Parking with 197 Parking Stalls**

WHEREAS, Applicant Viking Yacht Company (“Applicant”) requests Preliminary and Final Major Site Plan Approval with Design Waivers to permit an expansion of its existing facility, including construction of a 5,000 square foot outbuilding, 21,320 square foot maintenance building and parking area for 275 parking stalls with associated stormwater collection and management facilities on its real property, which is more particularly described as Block 26, Lots 2 and 8 on the Tax Map of the Township of Bass River; and,

WHEREAS, Applicant submitted the following exhibits in support of the Application:

- A-1 Application Form, dated October 11, 2023;
- A-2 Site Plan for Viking Yacht Company, 2023 Improvements, Block 26, Lots 2 and 8, Bass River Township, prepared by Cormac Morrissey, P.E., dated October 12, 2023, consisting of seven (7) sheets; , marked as Exhibit A-1 at the public hearing;
- A-3 Stormwater Management Report for Viking Yacht Company, prepared by Cormac Morrissey, P.E., dated October 4, 2023;
- A-4 Stormwater Maintenance and Operations Plan for Viking Yacht Company, prepared by Cormac Morrissey, P.E., for Dixon Associates Engineering, dated October 12, 2023;
- A-5 Architectural Floor Plan an Elevation Drawings, prepared by Bernard Elias, AIA, dated October 11, 2023;

A-6 Parking Calculation Plan, for Viking Yacht Company, prepared by Cormac Morrisey, P.E., for Dixon Associates Engineering, dated November 6, 2023;

A-7 Existing Conditions Plan, prepared by Cormac Morrisey, P.E., marked as Exhibit A-1 at the public hearing;

A-8 Site Plan, Building Site, Sheet 3, prepared by Cormac Morrisey, P.E., marked as Exhibit A-2 at the public hearing;

A-9 Parking Site Plan, prepared by Cormac Morrisey, P.E., marked as Exhibit A-3 at the public hearing;

A-10 Architectural Plan, Yacht Outfitting Building, marked as Exhibit A-4 at the public hearing; and

A-11 Report of the Bass River Planning Board Engineer, Owen Little & Associates, dated December 7, 2023; and

WHEREAS, Applicant provided public and personal notice in accordance with the requirements of N.J.S.A. 40:55D-12 and the Township Zoning Ordinance; and

WHEREAS, after hearing and considering the testimony of Applicant's principal, Jeffrey Staub, its professional engineer and planner, Cormac Morrisey, P.E. and P.P. and the December 7, 2022, report and testimony of the Planning Board Engineer, the Planning Board finds as follows:

1. Applicant requests Preliminary and Final Major Site Plan Approval with Design Waivers to permit an expansion of Viking Yacht's existing facility, on real property, located at Block 26, Lots 2 and 8 on the Bass River Township Tax Map. Applicant proposes construction of a 5,000 square foot outbuilding, 21,320 square foot maintenance building and parking area for 275 parking stalls with associated stormwater collection and management facilities. The subject property

consists of 110.55 acres is located on State Highway Route 9 in the Highway Commercial (HC) Zoning District and the proposed improvements are permitted use.

2. Applicant requests the following Design Waivers: A) relief from requirement to provide raised parking islands; and B) relief from providing raised curbing to allow for painted parking stall areas.

3. Applicant's Project Plant Engineer, Jeff Staub, provided the following testimony. The proposed two-story 5,000 square foot outbuilding would replace smaller trailers existing onsite (to be removed) and will be used for finishing work on boats prior to delivery to customers. The existing maintenance building (to be removed) would be replaced by a larger and more modernized 21,320 square foot maintenance building. The parking lot expansion with related drainage improvements would create 275 additional parking stalls and connect to the existing parking lot to be used for employee parking only. The related stormwater improvements would be compliant to the recently modified New Jersey Stormwater Management. Transition between employee work shifts would result in some overlap in parking, but there will be more than adequate parking to meet ordinance requirements.

4. Applicant's Engineer testified that its proposed lighting plan would be reviewed and approved by the Planning Board Engineer. Applicant will modify the plan to provide 11 EV ready parking spaces and one additional handicapped accessible parking stall. The EV parking spaces would be sited closest to the building. The three (3) existing trash compactors would be sufficient to handle trash and recycling. Sight triangles would be added to the revised site plan. Applicant has existing signage for Viking Yacht and Valhalla and will not require any additional public signage for these proposed improvements since the parking would be utilized by employees only.

5. In support of the design waivers, Applicant's Engineer testified that the parking lot would be utilized for employee parking only, eliminating the need for raised parking islands and allowing for painting parking stall areas.

6. The Planning Board Engineer posed no objection to the granting requested design relief and opined that the proposed parking on the Viking Yacht property would comply with parking requirements (total parking provided 1,400 spaces; total parking required 1,059 spaces).

7. The Planning Board finds that the within application for Preliminary and Final Major Site Plan Approval with Design Waivers relief should be granted for the reasons set forth above.

8. The Planning Board finds that the granting of the requested Preliminary and Final Major Site Plan Approval with design waivers to permit construction of a 5,000 square foot outbuilding, 21,320 square foot maintenance building and parking area for 275 parking stalls with associated stormwater collection and management facilities satisfies the terms and conditions of the Land Development Regulations of the Township of Bass River, subject to the conditions hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Bass River that the within application for Preliminary and Final Major Site Plan Approval with Design Waivers to permit construction of a 5,000 square foot outbuilding, 21,320 square foot maintenance building and parking area for 275 parking stalls with associated stormwater collection is hereby granted subject to the following conditions:

1. Applicant shall pay all taxes, fees and required escrow deposits which may be due and owing.

2. Applicant shall comply with the recommendations set forth in the Planning Board Engineer's report of December 7, 2023, except as modified herein.

3. Applicant's lighting plan shall be reviewed and approved by the Planning Board Engineer.
4. Applicant shall modify the plans to provide for 11 EV ready parking spaces and one additional handicapped accessible parking stall. The EV parking spaces would be sited closest to the building.
5. Sight triangles would be added to the revised site plan.
6. Applicant shall obtain any required outside agency approvals.

Certified to be a true and correct copy of a Resolution memorialized by the Planning Board at a special meeting on February 1, 2024.

DATED: February 1, 2024

TOWNSHIP OF BASS RIVER
PLANNING BOARD

Cindy Ruffo

CINDY RUFFO, BOARD CHAIR

ATTEST:

Natalie Lewis

NATALIE LEWIS, BOARD SECRETARY