

Mayor Deborah Buzby Cope called the regular meeting of the Township of Bass River Commission to Order on November 7th, 2022 at 7:00 pm.

Provisions of the Open Meetings Act were compiled with, as notice was published to the *Beacon* and the *Atlantic City Press* stating the time, date and place of the meeting.

The following Commission members were in attendance: Commissioner Nicholas Capriglione, Deputy Mayor Louis Bourguignon, and Mayor Deborah Buzby Cope.

Mayor Cope led the salute, Roll Call was taken all Commissioners were in attendance.

Deputy Mayor Louis Bourguignon moved, followed by Commissioner Capriglione, that the minutes of November 7th, be approved. It was so moved by the unanimous consent of the commission.

ORDINANCE # 2022-05—2nd Reading/Public/Hearing

AN ORDINANCE BY THE TOWNSHIP OF BASS RIVER IN THE COUNTY OF BURLINGTON, NEW JERSEY ALLOWING THE OPERATION OF CERTAIN CLASSES OF CANNABIS BUSINESSES WITH ITS GEOGRAPHICAL BOUNDARIES AND AMENDING TITLE 5 BUSINESSES LICENSES AND REGULATIONS, CHAPTER 5.10 CANNABIS LICENSING AND REGISTRATION TO INCLUDE CLASS 5 CANNABIS RETAIL LICENSE

Mayor Cope announced the Second Reading/ Public Hearing of Ordinance # 2022-05. Solicitor O'Connor stated that #2022-5 was an Ordinance to revise the newly created Bass River Ordinance that would allow one Cannabis retail business within the Township. She mentioned that it was two years ago; the Township allowed all of the other businesses in the Ordinance, but were cautious about whether they wanted to have a retail establishment. The Commissioners heard from a lot of people in the Township that want to see a retail business here.

Mayor Cope, announced the Public Hearing. Deputy Mayor Bourguignon made a motion to open up to the public, second by Commissioner Capriglione. It was so moved by the majority of the Commission and being of unanimous consent it was opened.

Mayor asked if anyone who wished to speak about allowing a dispensary in Town to state their name.

Bill Curtain asked if there was a location that the dispensary is proposed to be. Mayor answered not yet; multiple people have applied. Mr. Curtain asked what the vetting process was. Ms. O'Connor explained that it would have to go through the State Approval first and that is the first step for any of these. She doesn't think the Township has a specific location. One of the reasons is that the township is also working with the Zoning Ordinance. She noted that Pinelands asked Bass River to back off from putting Cannabis on the Zoning Ordinance until the other revisions are made. The engineer will then go back and over lay the Cannabis.

At this time there really hasn't been any potential business entity that is looking to get licensed but just like the cultivators had to do, the first step is a letter to the Township a Resolution confirming that they will allow Retail and that the business establishment will have to go through the State. The Township won't come back until they are completely approved by the

state. Then there will be an application process within the Township and if there are multiple approved applications it is up to the Township they can decide.

Rick Adams asked; how many are approved right now; for growing. Ms. O'Connor explained that there is one that had been approved for growing, and that the Township received notification of one conditional approval. Mr. Adams asked where that is. Ms. O'Connor explained that is it not confirmed as yet. She went on to say that this is the State telling Bass River that there has been an established one that has been approved. Next they would have to go through the zoning and it is conditional. They would still have to apply for their annual license and again it would not come back to the township for now, until all that is done and that would bring it to April if all goes through. Mr. Adams explained that he was saying that because of the possibility there is one being built right now. He wanted to know if the Township was aware of that. Mayor Cope stated that there are a couple of buildings out there right now and what they want to do, but until they get approved from the State and everything runs through; the Township doesn't have any say in it right now. At this time it is a building basically but they are working with the engineers to be in compliance with all zoning regulations.

Howard Rothschild, asked if people are living at that address. He also wanted to know what type of buildings they were because he saw an RV parked on the property which seems to be lit up at all hours of the night, and he was wondering if they are just living there and not building. Mr. Rothschild asked about growing hash and Mayor Cope explained that the public hearing was about a retail dispensary.

Ashley Cramer asked if the dispensary would be on Route 9 or would it come down to Maple Avenue. She also asked, if there was a regulation as to where the dispensary would go. Mayor Cope explained that it would have to remain in the zoning where it is allowed. Ashley; asked if it would be in a Commercial Zone and Mayor Cope said yes, Route 9 Highway Commercial Zone, or Village Commercial.

With no more questions Deputy Mayor Bourguignon made a motion to close, Commissioner Capriglione seconded it. All were in favor, so it was approved by the unanimously by the Commission.

ORDINANCE # 2022-06 2nd Reading/Public hearing

AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF THE BASS RIVER TOWNSHIP MUNICIPAL PARK TO JERSEY SHORE LIVE STEAM ORGANIZATION T/A THE TUCKERTON RAILROAD AND STEAMSHIP COMPANY, A NEW JERSEY NON-PROFIT CORPORATION.

Ms. O'Connor: This is non-profit and they are applying for a five year lease. Deputy Mayor Bourguignon opened to the Public. Commissioner Capriglione second. All were in favor. Ms. O'Connor explained that it is a lease for just a building. Ashley Cramer asked who owns the rest of the property the building is on. Mayor Cope explained the Township owns it and leases it out from time to time. Commissioner Capriglione asked if they maintain insurance on the Railroad. Mayor Cope answered yes. Having no other questions Deputy Mayor Bourguignon moves to close, Commissioner Capriglione seconded, all were in favor.

ORDINANCE# 2022-07 2nd Reading/Public hearing

AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF THE PREMISES KNOWN AS 'BASS RIVER TOWNSHIP MAINTENANCE GARAGE PROPERTY' 5576 ROUTE9 BLOCK 3, Lot 2 TO THE VETERANS UNITED MILITARY MEMORIAL MUSEUM, INC., A NEW JERSEY NON-PROFIT CORPORATION.

Ms. O'Connor: This is another non-profit and they are applying for a five year lease same as the Railroad. Deputy Mayor Bourguignon opened to the public Commissioner Capriglione second all in favor. Ms. O'Connor explained that it is a lease for just a building. Ashley Cramer asked who owns the rest of the property the building is on. The Mayor explained the Township owns it and leases it out from time to time.

Having no other questions Deputy Mayor Bourguignon moves to close, Commissioner Capriglione second all were in favor.

RESOLUTIONS

RESOLUTIONS-2022-71

RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AUTHORIZING PAYMENT OF CLAIMS

Mrs. Cope moved, second by Deputy Mayor Bourguignon that Resolution #2022-71 be approved as read. It was so moved by the unanimous consent of the Commission. A copy of paid Claims is on file in the Clerk's Office.

REPORTS

1. Solicitor O'Connor: In rem: the action final round complaint is ready Council is just waiting for some Certificates from AI, and then the final round will be fought in Court. Ms. O'Connor explained that one of the Cannabis businesses has been approved. It is a conditional approval. Now they can secure their site, and can apply for an annual license. It may happen by April. Then they could apply for an annual license if it does happen April or May would be when they could begin to grow.
2. **MUNICIPAL COURT REPORT:** - The Municipal Court Report is on file in the Clerk's Office. Commissioner Capriglione is quite pleased with the Municipal Courts performance, He stated that the Court had a busy month.
3. **SAFETY CORRIDNATOR REPORT:** Deputy Mayor Bourguignon reported that Public Works is in the process of cutting roads and working on the entrance of the dump. They have been working with JIF to bring the Shop and Park into compliance. Deputy Mayor Bourguignon also mentioned that the lawyers would be meeting sometime this month to discuss the sale of the school.

4. OTHER REPORTS:

5. NEW BUSINESS: None

6. **OLD BUSINESS:** Mayor Cope opened the Public Hearing for Kazuba's Junk Yard. She explained that everything is in order and that we are just waiting for Kazuba's Water Test results. There has been a hold up receiving the Test results because our Engineer has been out on Medical Leave, The Commissioners approved pending the results of the Water Test. With no comments or questions from the public. Deputy Mayor Bourguignon made a motion to close and Commissioner Capriglione seconded it all voted in favor.

PUBLIC COMMENT:

TIME: 8:15

Deputy Mayor Bourguignon made a motion to open the portion of the Public Meeting at 8:15. Commissioner Capriglione seconded all were in favor. Bill Van Orden opened with questions about the upcoming school elections. Mayor Cope, explained, that although we are a separate town Bass River still has its Board of Education, and representation, at the Little Egg Harbor School district and also Pinelands Regional. Mayor Cope also went on to explain that the only reason there was a write in portion of this year's election is because there was a hitch and people were unable to get paperwork in on time. Commissioner Capriglione also explained that there were also two Vacancy's because Mr. Foder passed and his spot was open and needed to be filled.

George Mathis asked if there was any progress made on the Campground. Solicitor O'Connor explained that she has the issue on her radar and she will be meeting with the Commissioners soon to discuss it.

Howard Rothschild revisited Hash. He felt that it was brought up many times over the past few months but he can get no answers. He wanted to know how it is going to be made, what the process is and if the State would regulate it.

Ms. O'Connor explained that if anyone decides to move away from cultivating and there's processing or manufacturing involved the State steps in. They only allow cultivation. The State will take a hands off approach, because we are a right to farm community. Having the right to farm includes Cannabis included with lettuce, apples, etc. Whatever you grow, once you change a Cannabis product that then becomes processing, manufacturing Pinelands then becomes involved. It is State regulated and

you are subject to State Inspections. Pinelands becomes involved. You will be inspected by the state whenever, they never notify you.

Having no more questions or comments Deputy Mayor Bourguignon motioned to close. Second by Commissioner Capriglione all were in favor,

The Meeting was adjourned at 9:15 PM.

Respectfully submitted,

Approved:

DEBBIE BUZBY COPE
MAYOR