

October 3, 2022

Mayor Deborah Buzby Cope called the regular meeting of The Township of Bass River Commission to order on October 3<sup>rd</sup>, 2022 at 7:00 pm.

Provisions of the Open Public Meetings Act were complied with as notice was published to the *Beacon* and the *Atlantic City Press* stating the time, date and place of this 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, and asked for a moment of silence for Doreen Zdon, and former Governor Florio,

Roll Call was taken all Commissioners were in attendance.

Before the minutes of October 3<sup>rd</sup>, were approved Mayor Cope announced that there had to be a change in a few things that were discussed in Closed Session at the September 3<sup>rd</sup>, 2022. Roll call was taken Commissioner Capriglione voted yes, Deputy Mayor Bourguignon yes, Mayor Cope Yes

Deputy Mayor Bourguignon moved, followed by Commissioner Capriglione, that the minutes of September 3<sup>rd</sup>. be approved. It was so moved by the unanimous consent of the Commission

#### ORDINANCE NO.2022-05

### **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 introduced the first reading of Ordinance No. 2022-05 Solicitor O'Connor took the floor. Ms. O'Connor explained that the Commissioners had requested she revise the 2021 Ordinance allowing for the operation of certain classes of Cannabis businesses within its geographical boundaries. Therefore, amending Title 5, and allowing for one retail establishment within the Township. Ms. O'Connor also explained that a Public Hearing would be held during the November 7<sup>th</sup> Township Meeting, the Public would have a chance to comment before the Commissioners take vote.

Mayor Cope explained that allowing a retail establishment is something that the Commissioners had been debating for over a year. .

The previous week Mayor Cope visited a Cannabis dispensary in Egg Harbor Township that sells both medical and recreational Cannabis. A worker met her at the door, checked her ID, she was then allowed to enter. Mayor Cope had the opportunity to tour the dispensary, which has been in operation for about 6 years, and ask questions. She noted that security was tight, it took a few doors to enter; there were numerous surveillance cameras both, inside and out; the building was brick, and there was no loitering. It is the feeling of the Commission that when it comes down to it the choice is between the amount of drugs laced with Fentanyl coming across the border and out in the street versus safe government regulated dispensaries. If people want Cannabis, although it may cost a bit more, a dispensary will be safer place to buy it.

Mayor Cope stated: Ordinance 2022-05 would be introduced for its first reading that evening, and the Commissioners would hold a second reading and a public hearing at the next Township Meeting on November 7<sup>th</sup> which would be open for public comment.

Ashley Cramer asked if we would receive more details at the next meeting as to where the dispensary would be located. Mayor Cope stated that it would possibly be in the Route 9 Corridor's Commercial area in the retail section.

When asked if the dispensary would sell medicinal or recreational Cannabis, Solicitor O'Connor said it would be recreational only, but she would check into it and let the public know at the next meeting.

Deputy Mayor Bourguignon stated that if we're going to have a dispensary we should do it now, before it another town does, and then it will be too late.

There were other questions such as cost of licenses a major retail dispensary license costing \$10,000. A micro business license costing \$5,000.

#### **ORDINANCE 2022-06**

**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 explained that the lease on this property is a lease for 5 years. Actually a continuation and needs to be done by Ordinance and has to go out for public bid. The first reading being Oct. 3<sup>rd</sup> and a public hearing will be on Nov. 7<sup>th</sup>.

#### **ORDINANCE 2022-07**

**AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF THE PREMISES KNOWN AS "BASS RIVER TOWNSHIP MAINTENANCE GARAGE PROPERTY" 5576 ROUTE 9 BLOCK 3, LOT 2 TO THE VETERANS UNITED MILITARY MEMORIAL MUSEUM, INC., A NEW JERSEY NON-PROFIT CORPORATION**

Since the Veterans Memorial Museum is also a lease continuation to a non-profit it also had to be done by Ordinance first reading at the Oct 3<sup>rd</sup>, meeting second reading at the next meeting along with a Public Hearing.

The Commissioners took their vote on the Railroad and Museum together.

Deputy Mayor Bourguignon moved it, and voted yes, Commissioner Capriglione, second and voted yes and Mayor Cope voted yes.

**RESOLUTION #2022-65**

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

Mayor Cope moved, second by Deputy Mayor Bourguignon that Resolution #2022-66 be approved as read. It was so moved by the unanimous consent of the Commission.

**RESOLUTION # 2022-66,**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON STATE OF NEW JERSEY AUTHORIZING CANCELLATION OF TAXES FOR A 100% DISABLED VETERAN EXEMPTION**

Mayor Cope, moved and second by Commissioner Capriglione, that Resolution #2022-66 be approved as read. It was so moved by the majority consent of the Commission.

**RESOLUTION #2022-67**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY APPOINTING ROBERT A. LEE AS PART TIME LABORER IN THE PUBLIC WORKS DEPARTMENT**

Moved by Deputy Mayor Bourguignon, second by Commissioner Capriglione that Resolution #2022-68 be approved as read. It was so moved by the majority consent of the Commission.

**RESOLUTION #2022-68**

**A RESOLUTION IN OPPOSITION TO THE REASSIGNMENT BY THE NEW JERSEY DEPARTMENT OF ENVIORNMENTAL PROTECTION OF ALL MUNICIPALITIES CURRENTLY DESIGNATED TIER B UNDER THE MUNICIPAL SEPARATE STORM SEWAR WATER SYSTEM PROGRAM TO TIER A DESIGNATION AND EXPANSION OF TIER A PERMIT CONDITONS**

The Township of Bass River opposes the reassigning of our Municipality from Tier B to Tier A and urges the Members of the New Jersey Assembly and Senate to support, co-sponsor, and adopt legislation that would prevent the NJ DEP from reassignment to Tier A under the MS4 Storm Water System Permit Program. What the State of New Jersey proposes will cause undo hardships on many Tier B Municipalities Mayor Cope

moved Resolution #2022-68 second by Commissioner Capriglione to be approved as read. It was so moved by the majority consent of the Commission

#### **RESOLUTION #2022-69**

#### **A RESOLUTION BY THE TOWNSHIP OF BASS RIVER, IN THE COUNTY OF BURLINGTON, NEW JERSEY APPROVING AND SUPPORTING THE APPLICATION OF GREEN GROUP GROWS NJ, LLC FOR A CLASS 2 CANNABAS MANUFACTURING MICROBUSINESS LICENSE**

Subject to any necessary Pinelands Commission approval. Green Group Grows NJ, LLC has an approval to operate a Class 2 Cannabis Manufacturing Microbusiness license at the designated location and such operation is in accordance with all local codes and Ordinances.

Moved by Deputy Mayor Bourguignon, second Commissioner Capriglione It was so moved by the majority consent of the Commission.

#### **RESOLUTION #2022-70**

#### **A RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT BETWEEN BASS RIVER TOWNSHIP AND JEFFERY TOOKER a/b/a WILLOW GRAPHIX, LLC FOR THE LEASING OF AN OUTDOOR ADVERTIZING SIGN**

The Lease agreement between BASS RIVER TOWNSHIP and WILLOW GRAPHIX, LLC shall be effected according to the leases terms, once all outstanding rental payments have been made to the Township Clerk.

Moved by Deputy Mayor Bourguignon, second Mayor Cope. It was so moved by the majority consent of the Commission.

**SOLICITOR'S REPORT:** All reports were given during the Meeting

**MUNICIPAL COURT:** Commissioner Capriglione read the Court Report which is on file in the Municipal Clerk's Office for public inspection.

**SAFETY CORRIDNATOR'S REPORT:** Deputy Mayor Bourguignon stated that all changes that need to be done at the Playground have been completed.

#### **NEW BUSINESS**

**HOPE ONE MOBILE:** Burlington County's Mobile Access Unit will be in Bass River Township on October 17, 2022, 10:am-2:00pm This critical Unit offers support for persons and their families dealing with addiction and related issues. They will be parked across the Township Building at the Park.

**OLD BUSINESS:NONE**

Deputy Mayor Bourguignon moved,, second Commissioner Capriglione to open up the meeting for the public portion. It was so moved.

Howard Rothschild asked Ms. O'Connor if the Township will have a copy of Mr. Morrow's process for "transforming what it is to something else" so it can be reviewed by the Bass River residents. Ms. Connor will meet with Joe. If he wants to share the information Ms. O'Connor will provide it to Mari Ann. Others asked if the Township will have an in-depth description of what this process will do to the environment. Ms. O'Connor stated that; Pinelands will review his process and will have the final say.

George Mathis was at the meeting for Jennie Parone and wanted to know if there has been any progress with the rent control board. Ms. O'Connor assured him that since they were granted a five year plan in place she hasn't perused it in the past three weeks. However the Township has not given up, she will be reviewing the Judge's Order and taking the next necessary steps.

Leo Assure asked if there is any news on the school and its sale yet. He was informed that there would be a meeting at the town hall on Tuesday at 7:00pm. It was now in the lawyers hands.

Ashley Cramer had questions about the two Cannabis businesses in New Gretna. Mayor Cope stated that yes there are two businesses, and if there was any progress on their licenses.

Mayor Cope stated that although there are two business neither have received any approvals from the State.

Ashley then asked about where the bill board sign was located. Mayor Cope stated that it was between Off Shore Manor and the Little Egg Harbor Line.

Ashley then asked about the progress that was being made on the repair of Adams/Riverside Road. Mayor Cope explained that it is a process which will depend on a grant from the DOT, or possibly shared service.

Mr. Van Orden asked about zoning and how the new zoning from residential could affect the residents. He also shared the concerns he has with the property next to him that is owned by Mr. Sherwood. The intent was for Mr. Sherwood's property to be used as a Veterans retreat. However many residents spoke about the Sherwood property being used as a party property and they are requesting help with some of the issues.

There being no further comments or questions Deputy Mayor Bourguignon moved, second by Commissioner Capriglione that the meeting be adjourned. The motion was unanimously approved at 7:19.