

***MINUTES BASS RIVER TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING OF MONDAY, July 10, 2023***

Mayor Cope called the regular meeting of the Bass River Township Board of Commissioners to order at 7:00 p.m. Present at meeting were: Commissioner Capriglione, Deputy Mayor Louis Bourguignon, and Mayor Deborah Buzby-Cope. Also present: Solicitor JoAnne O'Connor Jenny Gleghorn Municipal Clerk and Deputy Municipal Clerk Mari Ann Capriglione. Members of the public were present at this meeting.

FLAG SALUTE: Mayor Cope led the flag salute and read the Sunshine Statement.

Moment of silence for Robert Amon

APPROVAL OF MINUTES:

Minutes of the regular meeting on July 10th, 2023 were presented to the Board for review. Motion to approve the minutes was moved by Deputy Mayor Bourguignon, second by Commissioner Capriglione. Votes: Cope-Yes, Bourguignon-Yes, Capriglione- Yes. All voted in favor of the Minutes from the July 10th and the Special Meeting of June 28th, 2023, to be approved.

ORDINANCE # 2023-02 AN ORDINANCE OF THE TOWNSHIP OF BASS RIVER AMENDING TITLE 17 OF THE BASS RIVER TOWNSHIP CODE, COUNTY OF BURLINGTON, AND THE STATE OF NEW JERSEY SECOND READING PUBLIC HEARING.

Mayor cope stated this Ordinance was introduced in January for the Masterplan, Went to Public Hearing last February and Pinelands wanted changes. It was advertised and reintroduced at a Special Meeting, on June 28th. 2023. Tonight is the Second Reading Public Hearing opened to the Public by Commissioner Capriglione second by Deputy Mayor all voted in favor.

Solicitor O'Connor commented it was a long time coming. This is the Public Hearing on revisions that were posted advertised, and published only. No discussion, Deputy Mayor closed Commissioner Capriglione second all voted in favor Mayor Cope motioned to adopt.

BASS RIVER TOWNSHIP ORDINANCE 2023-02 AN ORDINANCE OF THE TOWNSHIP OF BASS RIVER REVISING THE OFFICAL ZONNING MAP FOR BASS RIVER TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY, DATED JUNE 28, 2023.

READING BY TITLE ONLY

Mayor Cope explained the Ordinance is to make a zone change from Village Residential to Village Commercial which was brought up at the Special Meeting on June 28th, 2023.

Solicitor O'Connor said that the goal is to extend Village Commercial past the Fire House to West Road. If passed; the Zone change would be done by amendment not to delay the Ordinance they just adopted. Second Reading Public Hearing on August 7th, 7:00pm

RESOLUTION 2023-#56 OF THE TOWNSHIP OF BURLINGTON STATE OF NEW JERSEY EXTENDING THE GRACE PERIOD FOR 2023 THIRD QUARTER TO 25 DAYS FROM THE DATE OF MAILING.

No Discussion. Mayor Cope Moved, Commissioner Capriglione second, all voted yes

RESOLUTION: # 55 OF 2023 PAYMENT OF CLAIMS

Amount \$ 87,587.85 Mayor Cope moved Commissioner Capriglione second all voted in favor

RESOLUTION 2023- # 54 OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AUTHORIZING THE RENEWAL OF LIQUOR LICENSES FOR THE 2023-2024 LICENSING YEAR

Commissioner Capriglione Moved, Deputy Mayor second, all voted in favor

Municipal Clerk Jenny Gleghorn Stated that she had two Liquor Licenses to present. One being Allen’s Beverage LLC, considered an inactive License by Alcoholic Beverage Control. She is working with ABC to bring the license out of its inactive state. By reading their Resolution by Title it saved time and they didn’t have to wait a month. Commissioner Capriglione moved and Deputy Mayor second. All voted in favor.

Second License was New Gretna Liquors to Ashmore Andacause Inc. it is a person to person transfer, she read the Resolution by Title, in contemplation of sale to Ajmen Aaghz Inc.

RESOLUTION 2023- # 57 OF THE TOWNSHIP OF BASS RIVER COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE RIVERSIDE AND ADAMS AVENUE FROM MAPLE AVENUE TO ADAMS AVENUE FROM RIVERSIDE DRIVE TO MAPLE AVENUE ROADWAY PRESEVERATION PROJECT IN THE AMOUNT OF \$382,710, 00 Resolution will be introduced at the August 7th Meeting

REPORTS:

Solicitor O’Connor gave an update about the Hawthorne Brown Site by following up with a representative from the EPA. The EPA did test the soil but the case has been sitting for decades. By inquiring about the property our Solicitor has created a renewed interest in the property. The EPA Investigator will keep Solicitor O’Connor informed on their progress.

Mayor Cope Mentioned that the NJTA has offered to donate the aluminum dock on Amasas Landing Road to Bass River Township and along with that is a \$10,000 endowment, and a certain amount of land. They will also maintain the dock. Solicitor O’Connor will investigate the States offer further.

Commissioner Capriglione gave the Municipal Court Report:

Bass River took in: \$30,396.26	Washington Township took in: \$ 798.26
Realized: 6,451.68	Realized: \$ 233.16

Safety Coordinators Report: Deputy Mayor Bourguignon stated that the back of the dump is being cleaned up nicely Mayor Coped added that they also borrowed a chipper and a loader which is helping the cleanup process.

PUBLIC PORTION: Opened up at 8:30 pm Deputy Mayor made motion Commissioner Capriglione second. All voted in favor.

Mayor Cope explained there is no Ordinance Bass River has that would cover the events that Toms Retreat is having at this time. However the Commissioners are working to put something together.

Barbara Dillon: stated that the noise at Toms Retreat's recent events caused her windows to shake and make her family have to leave their home on weekends

William Van Orden asked what our Township is doing to clamp down on Toms Retreats activities.

Stacy Turlish came home from an outing and said that the noise was so loud at Toms Retreat that it sounded like someone was having a party behind her garage and she lives a mile away from Toms Retreat.

Carol Bitzberger wanted know what the Commissioners were going to do about the events and noise at Toms Retreat.

Solicitor O'Conner explained that at this time Bass River Township has no Ordinance in place that covers event permits. She will be working to put one together, at this time there is a Social Affairs permit issued by the State and signed off on by the State, Police Department and Clerk of the town where the event is taking place. Tom's Retreat is not in violation he has a Social Affairs Permit.

Various Residents had complaints about traffic backup, security, noise control what type of events Toms Retreat is actually having.

Jenny Gleghorn our Township Clerk cautioned that their certain things you can and cannot do on someone's property.

George McGeoch: added the Township must take a more aggressive approach to the issue and contact the state Board of Health and the Alcoholic Beverage Control in an effort to put an end to this.

William Van Orden asked about what Village Commercial (VC) meant for the Town and asked if it would make certain properties more valuable.

Stacy Turlish asked what the difference in taxes would be if North Maple goes (VC).

Our Municipal Clerk said none unless they decide to use their property for commercial purposes the tax rate stays the same. It is the effect value that changes. The assessed value changes because when it becomes Commercial that is what changes, and it increases the value of the home.

Leo Assur: It does not cause harm if property becomes Commercial. It allows a property owner to expand its use in the future.

Rick Adams asked if making certain property Village Commercial would change the properties setbacks.

Mayor Cope explained that it does but not to forget even if you are Village Commercial you still have to go before the Planning Board.

With no more discussion Deputy Mayor Bourgunion made motion to close and Commissioner Capriglione second. All voted in favor at 9:15 pm.

Respectfully Summited,

Mari Ann Capriglione
Deputy Municipal Clerk

