



# BASS RIVER TOWNSHIP

## (Burlington County)

P.O. Box 307, New Gretna, NJ 08224 • [www.bassriver-nj.org](http://www.bassriver-nj.org)

**DEBORAH BUZBY-COPE**  
**MAYOR**  
DIRECTOR OF  
REVENUE & FINANCE

**LOUIS BOURGUIGNON**  
**COMMISSIONER**  
DIRECTOR OF  
PUBLIC AFFAIRS & SAFETY

**NICHOLAS CAPRIGLIONE**  
**DEPUTY MAYOR**  
DIRECTOR OF  
PUBLIC WORKS & PROPERTY

**ELIZABETH GODFREY**  
**ACTING MUNICIPAL CLERK**  
(609) 296-3337  
FAX: (609) 296-3458

### *Bass River Township Planning Board Meeting* *December 15, 2021*

The regular meeting of the Bass River Township Planning board was held on December 15, 2021 in-person and via Zoom phone call and was called to order at 7:01 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. Bien, Mr. Chandler, Mr. Neuweiler, Mrs. Ruffo, Mr. Steele, and Ms. DeLois. Mrs. Adams attended via Zoom call.

Mr. Chris Norman attended as legal representative. Mr. Joe Gray and Mr. John Hess attended as engineering representatives.

The minutes of the regular meeting of November 17, 2021 were available for the board and the public.

Mrs. Ruffo made a motion to approve the minutes and Ms. DeLois seconded the motion. Seven were in favor and Mrs. Cope abstained. The motion was passed.

Correspondence List was read by Mr. Bien.

#### **New Business:**

Mr. Jim McGettigan did not attend the meeting regarding his Waiver for a Site Plan to have a Produce Stand at 19 Teaberry Lane, New Gretna (Block 7 Lot 9.09). The Pinelands Commission replied to his Certificate of Filing with various concerns, which have not been addressed as of this meeting. We will carry this item to the next meeting.

Discussion of cannabis ordinance was moved to after Informal discussions.



### **Informal Business:**

1. Mr. Stephen Jones requested guidance on his plan to build a second dwelling on his 11 acres at 55 West Greenbush Road (Block 49 Lot 2.A). He wants to build a new cottage for his family to move into, and maintain the original dwelling as a residence for extended family when they visit from Australia. Mr. Norman clarified that the property is in a zone for single family dwellings only, so it would need a Use Variance. A second dwelling cannot be rented out, it must remain for family member use only. He requested that if Mr. Jones goes with that option, he must implement a Deed Restriction so that any future owners of the property will know it is for family use only and cannot be rented out. Mr. Neuweiler asked if the cottage will have its own sewer and water, and Mr. Bien asked if it will have separate electric. Mr. Jones said it will have all three.

Mrs. Cope and Mr. Norman suggested that subdividing the property would be a “cleaner” option for future owners, including family members. Mr. Norman said that the deed restriction and use variance required for one property would result in a diminution of property value with the second dwelling, whereas dividing the property prior to adding the second dwelling would provide the opportunity for sale or rental income for future inheritors. Mr. Jones will discuss the Board’s input and options with his family before moving forward.

2. Commissioners will reappoint, approve, and swear in members at the January 19, 2022 Reorganization Meeting.

### **Cannabis Discussion:**

Discussion of cannabis cultivation in previous meetings has resulted in clear steps forward for those interested in submitting for state growers’ licenses. Tonight’s discussion focused on dispensary development. This use has not been approved as of this date, but Bass River Township has the option to do so. Mr. Neuweiler stated that we would be missing out on an income opportunity for the township if we don’t pursue this option. Mrs. Ruffo noted that most current cannabis users are elderly with medical purposes. Ms. DeLois said that the township cannot impose taxes on the sale of medical products. Mr. Norman confirmed that statement, adding that only recreational use can be charged the enhanced 2% tax, but that future recreational sales have the potential to be large sums of money. Discussion of placement of any dispensary was agreed to be best along Route 9 in the Commercial Zone. Mr. Norman offered to bring in ordinances from other districts that have already voted to approve dispensaries so that our Board can review them for required lot sizes, and other aspects we may want to incorporate if we proceed in this direction. Mrs. Cope and Mr. Bien agreed that would be helpful, and Mr. Norman said he will bring some of those ordinances to the next meeting.

**Old Business:**

1. Board discussion for zoning changes addressed the ordinance issues emailed to us from Susan Grogan, Acting Executive Director of The Pinelands Commission.

**Village Zoning Districts Regulations/Boundaries and Infill Districts** The Board agreed to decrease Minimum lot size requirements in the Village Residential (VR) District from 2 acres to 1 acre. Minimum lot size requirement in the Village Commercial (VC) district will be decreased from 3.2 acres to 1 acre for both residential and commercial uses. Zones will be redrawn to follow existing lot lines, which will eliminate split zone properties. We will propose expansion of VC Zone to include Firehouse and School properties, North Maple to West Road, and Route 9 and Hammonton Road (Route 542) to Loveland Lane. Mrs. Adams updated the Board that the school is listed for sale on the gov.deals site for Spring 2022.

**Master Plan Reexamination Report/Amendment**

The Board agreed with The Pinelands Commission to request a Master Plan Reexamination Report/Amendment prior to adoption of these zoning changes. Anyone affected by the proposed zoning changes will be notified.

**7:37 PM** A motion to open the meeting to the public was made by Mr. Neuweiler and was seconded by Mr. Chandler. All were in favor and the motion was passed.

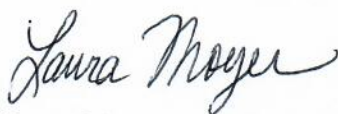
No members of the Public were in attendance at this time.

**7:58 PM** A motion to close the meeting to the public was made by Mrs. Ruffo, and it was seconded by Ms. DeLois. All were in favor and the motion was passed.

Certificates of Appreciation were presented to Board Members present. Mrs. Adams attended via Zoom, and Mr. Allen did not attend, so their certificates will be held for future presentation.

**8:00 PM** Being no other business at this time - A motion was made by Ms. DeLois to adjourn the meeting, and it was seconded by Mr. Neuweiler. All were in favor and the meeting was adjourned.

Respectfully Submitted,



Laura Moyer  
Planning Board Secretary