



# 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* *October 27, 2021*

The regular meeting of the Bass River Township Planning board was held on October 22, 2021 in-person and via Zoom phone call and was called to order at 7:05 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: Mr. Capriglione, Mr. Bien, Mr. Steele. Mrs. Cope, Mrs. Adams, Mrs. Ruffo and Ms. DeLois attended via Zoom call.

Mr. Justin Strausser attended as legal representative in lieu of Mr. Norman. Mr. Joe Gray attended as engineering representative.

The minutes of the regular meeting of September 22, 2021 were available for the board and the public.

Mr. Capriglione made a motion to approve the minutes and Ms. DeLois seconded the motion. All were in favor and the motion was passed.

Correspondence List was read by Mr. Bien.

#### **New Business:**

1. Donetta and John Waldrop were sworn in by Mr. Strausser to testify about their progress on waivers for a reapplication or extension of Land Use Application 2021-Waldrop of a Minor Site Plan for 101 W Greenbush Rd, New Gretna (Block 49, Lots 13, 13.A & 13.B). Mr. Strausser noted that newspaper notices were posted in time to meet 10 day minimum notice.

Each waiver was addressed. The Waldrops hired Collier Engineering and Design to provide updated drawings, which were submitted to Mr. Gray showing the changes. Collier Engineering and Design will record by deeds. The final issue is

the 24' wide driveway, which Mr. Strausser noted extends the original 20' easement agreement from the neighboring property. He suggested either amending the easement agreement to show 24' or change the plan to show the driveway at 20' wide, and allow the area that encroaches on the neighboring property to go back to its natural state. Mr. Waldrop agreed that leaving the driveway at 20' on the neighboring property is the simplest solution.

- Land Use Application 2021-Waldrop/Shed to change original hunting shack from designation as Dwelling # 2, Principal Structure was testified to have no kitchen, no stove, no bathroom and no floor, which meets criteria to be redesignated as an Accessory Structure.

Mrs. Ruffo moved to vote on the Applications, and it was seconded by Ms. DeLois. Applications 2021-Waldrop and 2021-Waldrop/Shed were each unanimously approved.

2. Discussion of updating the zoning ordinance to include permitted cannabis areas included board members, Mr. Gray and Mr. Strausser, and Mr. Evan Manaresi, a member of the public who is a local specialist in the cannabis regulations due to his interest in procuring a state license to farm cannabis at his property in Bass River Township.

Cannabis Licensing starts at Bass River Township level, and Township Approval is required prior to applying for one of the limited number of New Jersey State licenses. Mr. Manaresi intends to apply for State license so is concerned about the time and process for approval at municipal level.

He is also concerned with wording in permit application that specifies business must be in permanent, non-movable structure. He stated that it is common practice to buy or lease prefabricated trailers that feature lighting, ventilation and security options tailored to cannabis storage and growing conditions.

3. 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). He is obtaining a Certificate of Filing from Pinelands Commission, and we will carry this item to the next meeting.

### **Informal Business:**

Change for November meeting to be held on the 17<sup>th</sup> instead of the 24<sup>th</sup> was unanimously approved.

### **Old Business:**

Board discussion for zoning changes – Engineer's update:



We have had several Zoom meetings with the Pinelands Commission, updating maps, submitting ordinances for review, and we are currently waiting for Pinelands Commission to reply to our most recent submissions.

**8:00 PM** A motion to open the meeting to the public was made by Mr. Capriglione and was seconded by Mr. Steele. All were in favor and the motion was passed.

Mr. Manaresi asked about the timeline on zoning approvals for the cannabis land use.

Mr. Bien replied that the Planning Board must meet to clarify any cannabis zoning changes. These changes will be added to the Zoning changes already in-work with the Pinelands Commission.

Mr. Manaresi questioned the need to include the Pinelands Commission since his property (Ishmael Rd/Stage Rd/Munionfield Rd) is east of the parkway, so does not fall within Pinelands jurisdiction. It is zoned as Forest, which is already approved for agricultural development.

Mr. Strausser questioned the planned building development, and Mr. Manaresi stated that an existing 3300 square foot building will be modified, as well as possible purchase or lease of specialized pre-fabricated buildings, as previously discussed. Mr. Strausser commented that lot size, distance from schools, and owner maintenance of parking, egress and ingress are critical elements to plan for.

Mr. Strausser stated that he has seen the Pinelands Commission step in to stop cannabis agriculture in other municipalities. Mr. Steele stated that “everything” has to go before the Pinelands Commission, even if it is east of the parkway, so to expect some delays in this situation. Mr. Manaresi reiterated that his property does not fall within designated Pinelands area, and it is a Forest Zone, in which agriculture is already allowed, and cannabis agriculture should be treated as any other agricultural product. It is already strictly regulated by the state and should not require additional roadblocks to development.

Mr. Bien said that this discussion will be continued at the November 17 Planning Board Meeting in order to give board members more time to study the existing and proposed ordinances.

**8:11 PM** A motion to close the meeting to the public was made by Mr. Capriglione, and it was seconded by Mr. Steele. All were in favor and the motion was passed.

**8:12 PM** Being no other business at this time - A motion was made by Mr. Capriglione to adjourn the meeting, and it was seconded by Mr. Steele. All were in favor and the meeting was adjourned.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Laura Moyer".

Laura Moyer  
Planning Board Secretary

*Minutes Oct 27, 2021*