



BASS RIVER TOWNSHIP

(Burlington County)

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Bass River Township Planning Board Meeting *September 22, 2021*

The regular meeting of the Bass River Township Planning board was held on September 22, 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. Capriglione, Mr. Steele, Mr. Bien, and Mrs. Adams attended via Zoom call.

Mr. Justin Strausser attended in lieu of Mr. Norman. Mr. Joe Gray and Mr. John Hess attended in lieu of Mr. Guzzi.

The minutes of the regular meeting of August 25, 2021 were available for the board and the public.

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

Correspondence List was read by Mr. Bien.

New Business:

1. 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.
2. Donetta and John Waldrop discussed their request for a reapplication or extension of Land Use Application Form of a Minor Site Plan for 101 W Greenbush Rd, New Gretna (Block 49, Lots 13, 13.A & 13.B). Mr. Waldrop discussed reasons for delays, as per Mr. Strausser's request during August 25 Planning Board

Meeting. Joe Gray went through the items in his email from September 20, 2021 with Mr. Waldrop.

1. Legal descriptions for each lot to be provided by signed and sealed surveys.
2. Lots should have all corner markers along wetlands buffer line set.
3. Provide a revised legal description due to any changes in markers.
4. Subdivision will be filed by deed.
5. Proposed gravel road to accommodate fire trucks was approved by the Fire Company. Undated letter from New Gretna Vol Fire Co was provided.
6. All new utilities will be installed underground.
7. Remove all proposed setback lines from within wetlands buffers.
8. The proposed lot numbering was approved by Tax Assessor for two lots, third lot still needs to be done, and proof from Tax Assessor needs to be provided for all three.
9. Dwelling #2 on drawing was original hunting cabin. It has no electricity, no water, and the floor was removed due to danger of collapse. This building will be redesignated through Little Egg Harbor as a Shed.

Comment reviews were discussed:

1. Original and revised plans were reviewed by engineers and Planning Board members.
2. Waiver from Section 16.12.020C was previously granted and will be included in the resolution.
3. Variance from Section 16.12.030 for a subdivision on an unimproved road was previously granted and will be included in the resolution.
4. Revised plans will be required.

At the meeting, Mr. Waldrop submitted to the Board the following information:

1. A copy of a letter from the Pinelands Commission which states that his Minor Subdivision approval can take effect.
2. A copy of the access drive plan that was approved by the Pinelands Commission.
3. A copy of a letter from the New Gretna Fire Company which approves the access drive.
4. A copy of a letter of no interest from the Burlington County Planning Board.

Mr. Strausser noted that newspaper notices were not posted in time to meet 10 day minimum notice, so no approvals would be legal without reposting. Mr. Waldrop said he will repost for October 27, 2021 Planning Board date as soon as possible, in order to meet the legal requirement.

Informal Business:

N/A

Old Business:

Board discussion for zoning changes – Engineer’s update:
We are still waiting for Pinelands Commission.

8:04 PM A motion to open the meeting to the public was made by Mrs. Cope and was seconded by Mr. Capriglione. All were in favor and the motion was passed. There were no members of the public on the phone, and no comments in the room.

A motion to close the meeting to the public was made by Mr. Capriglione, and it was seconded by Mrs. Cope. All were in favor and the motion was passed.

8:04 PM Being no other business at this time - A motion was made by Mr. Steele to adjourn the meeting, and it was seconded by Mrs. Cope. 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