



BASS RIVER TOWNSHIP

(Burlington County)

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Bass River Township Planning Board Meeting

February 15, 2023

The regular meeting of the Bass River Township Planning board was held on February 15, 2023 with six members present. The meeting was called to order at 7:05 PM. Flag salute and Sunshine announcements were done.

Planning Board members present were: Mrs. Cope, Mr. Capriglione, Mr. Bien, Mrs. Ruffo, Mr. Neuweiler and Ms. Delois.

Mr. Christopher Norman attended as legal representative. Mr. Joe Gray attended as engineering representative.

The minutes of the regular meeting of January 18, 2023 were available for the board and the public.

Mrs. Ruffo made a motion to approve the minutes from January 18, 2023 and Ms. Delois seconded the motion. The members were in favor with none opposed, and the motion was passed.

Correspondence List was read by Mr. Bien.

New Business:

Review Township of Bass River Ordinance # 2-2023, an ordinance of the Township of Bass River amending Title 17 of the Bass River Township Code in response to the completion of the Master Plan Reexamination Report. Mr. Norman had drafted a resolution to be submitted to the Mayor and Board of Commissioners stating that the Planning Board has reviewed the ordinance and agrees with the amendments and that they are consistent with the Master Plan. The most recent changes were then discussed.

Mrs. Cope noted that the Zoning Map has been changed, removing an erroneous zone coded as F5 Forest Zone. It appeared that this F5 Zone may have been leftover from a previous iteration of maps. All Forest Zones are now simply Forest Zones.

Mr. Neuweiler asked if the F5 may have been designated due to certain plants within that area? Mr. Gray replied that there are no records designating why F5 was there, and the Pinelands Commission also has no records of any reason for the special designation. Therefore, all parties agreed to remove it.

Mrs. Ruffo asked if we will have to resubmit our report or ordinances now that F5 has been removed?

Mrs. Cope replied that this is all part of the process. The Planning Board approves all changes to-date tonight, then it goes back to the Commissioners, then to Pinelands Commission.

Mrs. Ruffo asked if we will be done with this once it goes to Pinelands Commission?

Mr. Norman said yes, we have to submit the Master Plan Reexamination Report with the Township Ordinances as one package to the Pinelands Commission, and then we will be done until the next MPRR is due.

Mr. Gray continued discussing the new changes. There are pages of written property descriptions that have been removed, because they are being replaced by the new Zoning Map.

Mr. Bien asked about page 63, where the runoff section was taken out.

Mr. Gray replied that we no longer need that section.

Mr. Norman explained that the Pinelands Water Development will need to be done, but that it is now town-specific requirements. He offered to send a copy of the Winslow Township Water Development Plan as a model for Mr. Gray to work from.

Mr. Gray the Pinelands Commission has sent out ordinances, and that we can adopt more stringent ordinances, but we cannot do any less stringent ones.

Mr. Bien then read Planning Board Resolution 2023-02, Ordinance 2-2023 Implementing the Master Plan Reexamination Report Recommendations N.J.S.A 40:55D-26 Review.

7:20 PM A motion to open the meeting to the public for questions regarding the Resolution was made by Mr. Neuweiler, and it was seconded by Mrs. Ruffo. All were in favor and the motion was passed.

There were no questions from the public at this time.

7:21 PM A motion to close the meeting to the public was made by Mrs. Cope and seconded by Ms. Delois. All were in favor and the motion was passed.

A motion to Approve the Planning Board Resolution # 2023-02 was made by Mr. Bien and seconded by Mrs. Ruffo.

Mrs. Cope, Mr. Capriglione, Mr. Bien, Mrs. Ruffo, Mr. Neuweiler and Ms. Delois voted Yes. The motion was passed and PB Resolution # 2023-02 is Approved.

Informal Business: None.

Old Business:

Update on Master Plan Reexamination Report status and any other Engineering updates:

Mr. Gray said the Bass River Planning Board has approved the Map and the Ordinance. He will inform John Hess, and the package will go to the Bass River Commissioners. It will then be sent to the Pinelands Commission to review the Township Ordinance along with the Master Plan in order to approve it. Once it is approved, it will go to the Burlington County Court, and copies will be sent to the surrounding municipalities.

7:25 PM A motion to open the meeting to the public was made by Mrs. Cope, and it was seconded by Mr. Capriglione. All were in favor and the motion was passed.

Leo Assur, of 106 North Maple Avenue, asked why do we have to rubberstamp the Pinelands guidelines? Where do they come up with all these rules?

Mr. Norman said the Pinelands Commission provides a central control, and home rule is now watered down, but we are still bound to meet their minimum codes. Mr. Gray said it provides minimum requirements which all towns must meet, and Mr. Bien reminded everyone that they did negotiate with us over some aspects. Mr. Assur said he understands it is a balancing act between people's rights and property rights.

William Van Orden, of 5881 Route 9, asked if the school was sold? Are the new owners going to pay the back taxes? Mrs. Cope replied that yes, the school sale did go through, and there are no back taxes due, because it was exempt as a school. Mr. Van Orden asked what the new owner plans to do with the building? Mrs. Cope said that the plan is to make it a private school, and the new owner has no problem paying taxes until it is ready to open. He wants to maintain a good faith rapport with the township residents. Mr. Norman said the township can request a payment in lieu of taxes that will be based on a fair assessment. Mr. Assur jokingly asked if the residents can get training on how to get their own properties coded as non-profits.

7:32 PM A motion to close the meeting to the public was made by Mrs. Ruffo and seconded by Mr. Capriglione. All were in favor and the motion was passed.

7:33 PM Being no other business at this time, a motion was made by Mr. Neuweiler to adjourn the meeting and seconded by Mrs. Cope. All were in favor and the meeting was adjourned.

Respectfully Submitted,



Laura Moyer
Planning Board Secretary

NOTE: Bass River Township's website <http://www.bassriver-nj.org> has a link on its Home page to a digital copy of the Planning Board approved Master Plan Reexamination Report, as well as Meeting Agendas and Minutes from Previous Meetings. The Ordinance will be available on the website after its final approval.