



BASS RIVER TOWNSHIP

3 North Maple Avenue - Post Office Box 307

New Gretna, New Jersey 08224

(609) 296-3337

www.bassriver-nj.org

MINUTES AUGUST 21, 2024 PLANNING / ZONING BOARD

CALL TO ORDER / FLAG SALUTE

OPEN PUBLIC MEETING ACT - "SUNSHINE LAW"

- This meeting of the Bass River Township Planning Board is being held in conformance with the Open Public Meetings Act ("OPMA"), N.J.S.A. 10:4:4-6. The notice was published in the Atlantic City Press Newspaper and in The Beacon Newspaper on December 30, 2023. This Notice was given to the Municipal Clerk and posted on the bulletin board in the Municipal Building and on the Township website.
- Pursuant to the Open Public Meetings Act ("OPMA"), N.J.S.A. 10:4:4-6, notice is hereby given that the Bass River Township Planning Board to be held on Wednesday, July 17, 2024, at 7:00 p.m. was cancelled due to lack of applications. The notice was published in the Atlantic City Press Newspaper and in The Beacon Newspaper on July 9, 2024. This Notice was given to the Municipal Clerk and posted on the bulletin board in the Municipal Building and on the Township website.

RECORD OF ATTENDANCE / ROLL CALL

BOARD	CLASS	TERM EXPIRES	PRESENT	ABSENT
William "Rick" Adams	Class 1		x	
Vacant - Employee	Class 2			
Jane Allen - Commissioner	Class 3		x	
Cindy Ann Ruffo	Chair	12/31/2025	x	
Abigail C. Spagnola	Vice Chair			x
Robert Neuweiler	Class 4	12/31/2025	x	
Richard Steele	Class 4	12/31/2025	x	
Mary DeLois	Class 4	12/31/2024	x	
Winfield G. Allen, Jr.	Class 4	12/31/2024		x
Vacant - Resident	Class 4	12/31/2024		
Vacant - Resident	Alt 1	12/31/2024		
Carrie Crowley	Alt 2	12/31/2024	x	

PROFESSIONALS IN ATTENDANCE

Planning Board Attorney

Christopher J. Norman, Esquire - The Platt Law Group

Planning Board Engineer

Frank Little, P.E. - Owen, Little & Associates, Inc.

Planning Board Admin/Secretary

Natalie Lewis

TOWNSHIP PLANNING BOARD ENGINEER

- Frank Little, P.E. - Owen, Little & Associates, Inc., was sworn in.

40:55D-23 PLANNING BOARD MEMBERSHIP

- Class I: The mayor or the mayor's designee.
- Class II: One of the officials of the municipality other than a member of the governing body.
- Class III: A member of the governing body to be appointed by the Township Committee.
- Class IV: Six citizens of the municipality appointed by the Mayor.

APPROVAL OF MINUTES

- A motion was made and seconded to approve the minutes of June 19, 2024.
 - Made: Neuweiler
 - Seconded: Steele
 - Motion: Carried

BOARD	YES	NO	ABSTAINED	ABSENT
William R. Adams - Mayor	X			
Jane Allen - Commissioner			X	
Cindy Ann Ruffo	X			
Abigail C. Spagnola				X
Robert Neuweiler	X			
Richard Steele	X			
Mary DeLois	X			
Winfield G. Allen. Jr.				X
Carrie Crowley	X			

RESOLUTIONS FOR MEMORIALIZATION:

- Minor Subdivision 23 Millie Road, Block 37, Lot 47
 - A motion was made and seconded to approve.
 - Made: Neuweiler
 - Seconded: Crowley
 - Motion: Carried

BOARD	YES	NO	ABSTAINED	ABSENT
William R. Adams - Mayor		X		
Jane Allen - Commissioner			X	
Cindy Ann Ruffo	X			
Abigail C. Spagnola				X
Robert Neuweiler	X			
Richard Steele	X			
Mary DeLois			X	
Winfield G. Allen. Jr.				X
Carrie Crowley	X			

APPLICATION

- Variance Application (Variance Relief as per application) - Pole Barn.
 - Harrigle - 8 Riverside Drive, Block 54, Lot 31.
 - Applicant Harrigle was sworn in and presented testimony in support of the Application. As explained the purpose of the pole barn, which is to be used as a garage for hobbies and car maintenance..
- Motion to open public comment.
 - All in favor: Yes
 - Motion: Carried
 - No comments from the public.
 - Chair Ruffo closed this portion of the meeting to public comment.
- **Motion to approve the Harrigle Application.**
 - Made: Neuweiler
 - Seconded: Steele
 - Motion: Carried

BOARD	YES	NO	ABSTAINED	ABSENT
William R. Adams - Mayor	X			
Jane Allen - Commissioner	X			
Cindy Ann Ruffo	X			
Abigail C. Spagnola				X
Robert Neuweiler	X			
Richard Steele	X			
Mary DeLois	X			
Winfield G. Allen. Jr.				X
Carrie Crowley	X			

PUBLIC COMMENT – AGENDA ITEMS ONLY - 3 MINUTES

Reminder: Planning Board meetings are regarding land use matters only.

- Motion to open the meeting to public for comment.
 - Made: Neuweiler
 - Seconded: DeLois
 - Motion: Carried
 - No comments from the public.
 - Chair Ruffo closed this portion of the meeting to public comment.

OATH OF OFFICE

Class	Term	Member	Term Expires	Resident
Class 4	One Year Term	Resident	12/31/2024	Stacy D. Turlish

PLANNING BOARD MEMBERS AS OF AUGUST 21, 2024

BOARD	CLASS	TERM EXPIRES
William “Rick” Adams	Class 1	12/31/2024
Vacant - Employee	Class 2	12/31/2024
Jane Allen - Commissioner	Class 3	12/31/2024
Cindy Ann Ruffo	Chair	12/31/2025
Abigail C. Spagnola	Vice Chair	12/31/2024
Robert Neuweiler	Class 4	12/31/2025
Richard Steele	Class 4	12/31/2025
Mary DeLois	Class 4	12/31/2024
Winfield G. Allen. Jr.	Class 4	12/31/2024
Stacy D. Turlish	Class 4	12/31/2024
Vacant - Resident	Alt 1	12/31/2025
Carrie Crowley	Alt 2	12/31/2024

BOARD DISCUSSION

Caldwell Marine International, LLC

- Mayor Adams asked if Caldwell Marine International, LLC., had been in contact with the Township for zoning/planning. He informed the Board that the Code Enforcement Officer was out to Caldwell Marine and there is a “pretty good sized building” erected with no permits.
- Mr. Norman explained that this is not a zoning enforcement board, but the zoning officer must institute a zoning enforcement action which will probably get Caldwell to file an application to try and approve what was built and they must now come before this board and seek what other and whatever relief is needed, had they applied in the first instance before building a structure.
- As per the Zoning Secretary: Information as of June 19, 2024, to date, no response.
 - Caldwell Marine International LLC
 - 5714 Route 9 - Block 26, Lot 9
 - Last contact from Township email of June 18, 2024, attaching the following:
 - Title 17 - Zoning - Chapter 17.04 - Introductory and Definitions.
 - Title 17 - Zoning Map.
 - Title 17 - Schedule of District Regulations.
 - Zoning Application.

Sherwood Family Limited Partnership

- Mayor Adams asked for the status of Sherwood Family Limited Partnership, had Sherwood filed anything with the Board.
- Mr. Norman explained that Sherwood would not have to file anything with the Board if they were within all the guidelines and the setbacks, etc.
- Mr. Little confirmed that Sherwood did file for a zoning but would investigate the matter further.
 - Zoning Application for 5847 Route 9 which was received and approved January 18, 2024, under zoning permit application BRZA-2024-4 to construct a 14'x40' - three seasonal sunroom.
 - Construction Application: C-BR-24-0014 - Little Egg Harbor
 - Work Description: Building / Addition / Sunroom

Shared Service Agreement

- Mayor Adams announced that there is now a shared service with Tuckerton Borough for construction permits. <https://tuckertonborough.com/construction-and-code-enforcement/>
 - **Construction Official, Building Sub-Code, Fire Protection Sub-Code Official, Building Inspector, Mechanical Subcode and Fire Protection Inspector:**
 - Phil Reed
 - PReed@TuckertonBorough.com
 - **Monday thru Friday 7:00am to 3:00pm**
 - Office: [609-296-4916](tel:609-296-4916) Or [609-296-2447](tel:609-296-2447)
 - **Electrical Subcode Inspector, Building Inspector, Electrical Inspector:**
 - John "Jack" Helmstetter
 - Alt. Electrical Subcode Official,
 - Alt. Electric Inspector
 - Philip D'Amore
 - Technical Assistant to Construction Officials: Lindsay Cranmer
 - **Monday thru Friday 8:30am - 3:30pm**
- Board Member inquired about the Alternate 1 position.

MOTION FOR ADJOURNMENT

Meeting adjourned: 7:27 p.m.

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Land Use Board Administrator/Secretary