

**BASS RIVER TOWNSHIP
PLANNING / ZONING BOARD
RE-ORGANIZATION AND REGULAR MEETING**

**AGENDA
JANUARY 17, 2024 – 7:00 P.M.**

CALL TO ORDER

FLAG SALUTE

OPEN PUBLIC MEETING ACT - “SUNSHINE LAW”

This reorganization meeting of the Bass River Township Planning Board is being held in conformance with the Open Public Meetings Act with a notice published in The Atlantic City Press and The Beacon on **December 30, 2023**, and given to the Municipal Clerk, posted on the bulletin board in the Municipal Building and the Township website.

OATH OF OFFICE

Class 1	One Year Term	Class 2	One Year Term
Class 3	One Year Term	Class 4	Four Year Term
Alternate 1	Two Year Term	Alternate 2	Two Year Term

NOMINATIONS AND ELECTIONS

Motion to nominate **Chair** and approve _____.

Motion to nominate **Vice-Chair** and approve _____.

ROLL CALL

BOARD	CLASS	TERM EXPIRES	PRESENT	ABSENT
Deborah Buzby-Cope	Class 1	5//2024		
Vacant	Class 2			
Nicholas Capriglione	Class 3	5//2024		
Cindy Ann Ruffo	Chair	12/31/2025		
Vacant	Vice Chair			
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		
Abigail C. Spagnola	Class 4	12/31/2024		
Bonnie J. Adams	Alt 1	12/31/2025		
Carrie Crowley	Alt 2	12/31/2024		
Christopher Norman, Esq.	Attorney			
Owen, Little & Associates	Engineer			
Natalie Lewis	Secretary			

RESOLUTION ITEMS

Resolution 2024- <u>1</u>	Appointment of Board Attorney
Resolution 2024- <u>2</u>	Appointment of Engineer
Resolution 2024- <u>3</u>	Appointment of Secretary
Resolution 2024- <u>4</u>	Legal Newspaper
Resolution 2024- <u>5</u>	Setting Annual Meeting Schedule

MINUTES SUBMITTED FOR APPROVAL

Minutes for the meeting of: August 16, 2023 .
Minutes for the meeting of: December 20, 2023 .

BUSINESS

- Patriot Gaming and Electronics, Inc. PB Application 2023- 2
2014 Route 542 - Block 6, Lot 106 Warehouse Expansion and Parking

- Maple River LLC PB Application 2023- 4
11 N. Maple Ave - Block 56, Lot 36 and 37 Renovations
Postponed until March 20, 2024, at the request of Maple River, LLC.
Letter from Pinelands Commission dated: December 18, 2023.
Letter from Pinelands Commission dated: January 5, 2024.

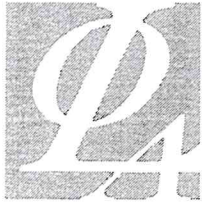
- Suarez, Paul and Terri J. PB Application 2023- 6
5901 Route 9 – Block 37, Lot 4 Minor Subdivision

PUBLIC COMMENT – AGENDA ITEMS ONLY

BOARD DISCUSSION

MOTION FOR ADJOURNMENT

Next scheduled meeting is: February 21, 2024, at 7:00 p.m.



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.
Douglas F. Klee, P.E., P.P., C.M.E.
William J. Berg, P.L.S.

January 2, 2024

Bass River Township Zoning/Planning Board

P.O. Box 307
3 North Maple Avenue
New Gretna, NJ 08224

Re: Use Variance
Applicant: Patriot Gaming & Electronics, Inc.
Block: 6
Lots: 10 & 11
Location: 2014 Hammonton Road
Zone: (VR) Village Residential & NGV (New Gretna Village)
OLA File No.: BRPB-23-PATRIOT

Dear Chairman and Board Members:

We have received and reviewed the following materials submitted in conjunction with the referenced application:

1. *"Minor Site Plan, Lots 10 & 11, Block 6, 2014 Hammonton Road, Bass River Township, Burlington County, New Jersey"*. The plan, consisting of One (1) Sheet, has been prepared by JCR Engineering, LLC and is signed by Robert A. Woodcock, NJPE #38940. The drawing is dated 09/19/2023 with a latest revision date of 10/16/2023 indicated.
2. Plan of Survey prepared by Land Line Surveyors and signed by John M. Lis, NJPLS #35378. The survey is dated 10/05/2022 with a latest revision date of 02/16/2023 indicated.

The applicant seeks Use Variance and Minor Site Plan approval so as to construct a 1,500 SF 1-story warehouse addition to the existing 1-story commercial building. Proposed site improvements are limited to 2 concrete aprons at the existing driveway connections to Hammonton Road and placement of 1,100 SF of additional paved surfacing. The development proposal also includes removal of approximately 3,500 SF of existing impervious surfacing.

The .95-acre tract is located on the Easterly side of Hammonton Road within the VR (Village Residential) Zoning District. The site has been previously developed with a 1-story commercial building presently occupied by Patriot Gaming & Electronics, Inc.

443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412
www.owenlittle.com
info@owenlittle.com

A. Use Considerations

The proposed addition represents an expansion of the pre-existing non-conforming use and requires use variance approval. Consistent with all use variance requests, the applicant should be prepared to address:

1. Is the use proposed consistent with the Township Zone and Master Plans?
2. Is the proposed use harmonious with existing developed uses in the surrounding area?
3. Is the site particularly suited for the proposed use?
4. Are there special reasons for granting of this Use Variance request?
5. Can the Use Variance be granted without substantial detriment to the public good?
6. Would approval of the Use Variance substantially impair the intent and purpose of the zone plan and zoning ordinance?

B. Zoning – (VR) Village Residential & NGV (New Gretna Village)

	Required	Proposed
Minimum Lot Area	3.2 Acres	0.95 Acres**
Minimum Lot Width at Street	100 FT	150 FT
Minimum Front Setback	40 FT	59.3 FT
Minimum Side Setback	20 FT	29.3 FT
Minimum Rear Setback	30 FT	208.0 FT
Maximum Lot Coverage (Building)	20%	11.81%
Maximum Building Height	35 FT	25 FT

** Variance Required

Should the Board act favorably on the Use Variance request, the applicant should address the following site plan issues:

1. Environmental Considerations – The site is located in the Pinelands and the applicant has provided the required Certificate of Filing dated October 24, 2023. A “No-Call Up Letter” would be a condition of any approval which may be granted. The site is impacted by flood hazard area AE with a base flood Elevation of 9.0 FT. The applicant is advised that all new construction must comply with applicable building codes.
2. Utilities – The applicant has indicated that the facility is currently serviced by a potable well and septic system.
3. Site Utilization and Proposed Operations – The Statement of Operations dated December 12, 2023, is attached to this engineering report.
4. Site Access, Loading, Required Parking and Existing Road Improvements:
 - a. Site access is provided by 2 existing driveway connections to Hammonton Road which are designated to remain.

- b. As not specifically indicated, the applicant should address anticipated deliveries and handling thereof. It appears deliveries would be required to back into the public R.O.W. in violation of 17.20.060.C.
 - c. Off-street parking requirements are as follows:

Business Office (1 SP/500 SF)(3,200 SF) = 6.4 Spaces
Warehouse: (1 SP/1,500 SF)(1,500 SF)= 1 Space
7.4 Spaces Required; 0 Spaces Provided*
***Variance Required**
 - d. The applicant should address the need for additional road improvements adjacent to Hammonton Road.
5. Grading and Drainage— Based on the nature and extent of new construction and no increase in impervious surfacing, no concerns are raised.
 6. Lighting and Landscaping -
 - a. No new site lighting is proposed. The applicant should address adequacy of existing site lighting.
 - b. We note existing residential uses about the property. The applicant should address screen buffering. A 25 FT wide screen buffer is required.
 7. Site Signage- The applicant should address any new site signage which is proposed. We note an existing building mounted sign is currently in place.
 8. Solid Waste Storage- As not specifically indicated, the applicant should address solid waste storage and handling including recyclables.
 9. Architectural Considerations- The applicant should address architectural features associated with the proposed building addition in relation to the existing building and adjacent residential development.
 10. Variances Required:
 - Off-Street Parking (17.20.70): 7 Stalls Required; 0 Stalls Provided.
 - Screen Buffer (17.20.120.G): 25 FT Screen Buffer Required; Not Provided.
 11. Miscellaneous -
 - a. The applicant should address the need for the 2 existing storage containers. The containers should be labeled "To Be Removed" unless otherwise approved by the Board.

C. **Technical Revisions and/or Corrections** –

1. Additional pavement markings directional signage shall be provided to ensure design circulation patterns are properly established.
2. Additional spot grades should be added to ensure design grading is properly established.
3. A General Note should be added indicating that all site lighting may be adjusted as directed by the Township Engineer, should unanticipated off-site glare impacts result from the development which is proposed.
4. Existing storage containers should be labeled “To Be Removed”.
5. Specific surfacing for the areas where pavement is to be removed should be provided.

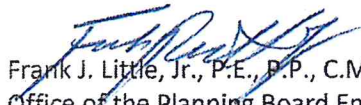
D. **Recommendations** – Any approval which the Bass River Township Planning Board may grant should be conditioned upon the following items being addressed prior to signing of the map:

1. Compliance with all technical revisions and/or corrections previously indicated.
2. Plan revisions required by the denial of any requested variances and/or design waivers.
3. Receipt of approvals and compliance with all permit conditions from any federal, state, county or local regulatory agency having jurisdiction over this application.

Please be advised that the comments detailed above are based on our initial review of the application. Additional comments and/or plan revisions may be forthcoming subsequent to formal presentation by the applicant and any public comment which is received.

Should you have any questions or require any additional information, please do not hesitate to call.

Very truly yours,


Frank J. Little, Jr., P.E., P.P., C.M.E.
Office of the Planning Board Engineer

FJL:DFK:caa

Cc: Natalie Lewis, Planning Board Secretary (nlewis@bassriver-nj.org)
Chris Norman, Esq., Land Use Board Attorney (cnorman@theplattlawgroup.com)
Patriot Gaming & Electronics, Inc., Applicant (skjillson@msn.com)
Jennifer Johnson, Esq, Applicant’s Attorney (jennifer.johnson@flastergreenberg.com)
Robert A. Woodcock, PE, Applicant’s Engineer (jcrengineeringllc@gmail.com)

JCR Engineering, L.L.C.
Civil, Structural, Environmental and Consulting Engineers

Robert A. Woodcock, P.E., P.P.

915 Lacey Road
Forked River, New Jersey 08005
Tel (609) 971-0745
Email: rawoodcock@aol.com

December 12, 2023

STATEMENT OF PROPOSED OPERATIONS

RE: Minor Site Plan
Block: 6, Lots, 10 & 11
Bass River Township, Burlington County
Our Job No. 23109

The applicant is proposing to construct a 30 ft. x 50 ft warehouse addition in the rear of the existing commercial building. The existing warehouse building is used for the storage and repair of Slot Machines. The client is also proposing the removal of pavement in the front of the building as required by Pinelands and shall replace with crushed concrete.

There are currently four (4) full time employees and one (1) part time employee. The hours of operation are 8:00 AM to 4:30 PM.

Trash is picked up once every two weeks by a private hauler.

The building is presently serviced by a potable well and on-site septic system.



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

January 5, 2024

Eli Blech (via email)
Maple River, LLC
950 Forest Ave.
Lakewood NJ 08701

Re: Application # 1989-0464.004
Block 56, Lots 36 & 37
Bass River Township

Dear Mr. Blech:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Timothy Capella of our staff.

Sincerely,

for Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Certificate of Filing
[Local Agency Approval Submission Checklist](#)
(Above form(s) may be found at nj.gov/pinelands/appli/tools/.)
c: Secretary, Bass River Township Planning Board (via email)
Bass River Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Burlington County Health Department (via email)
Sandford Mersky, P.E. (via email)



Phillip D. Murphy
Governor

Tahcsha L. Way
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Laura E. Matos
Chair

Susan R. Grogan
Executive Director

CERTIFICATE OF FILING

Application #: 1989-0464.004
Applicant: Maple River, LLC
Municipality: Bass River Township
Block 56, Lots 36 & 37
Pinelands Village, VR Zoning District: 4.15 acres

Proposed Development

Change of use of an existing elementary school to a boarding school

Plan(s) Subject of Certificate of Filing

Schematic Floor Plan, consisting of 1 sheet, prepared by Rise Architecture, dated 04/24/2023.

for Charles M. Horner, P.P.
Director of Regulatory Programs

January 5, 2024

Date

BACKGROUND

Existing development:

- ◆ Elementary school serviced by an onsite septic system.

Relevant Information:

- ◆ The proposed boarding school will be serviced by the existing onsite septic system.
- ◆ The elementary school existed prior to the adoption of the Pinelands Comprehensive Management Plan (CMP) on January 14, 1981. The elementary school is serviced by an onsite septic system. Based upon the volume of wastewater flows, the elementary school did not meet the groundwater quality (septic dilution) standard of the Bass River Township land use ordinance and the CMP.
- ◆ The Bass River Township land use ordinance and the CMP (N.J.A.C. 7:50-5.2(c)2) permit the change of an existing use which does not meet the groundwater quality (septic dilution) standard to another use that does not meet the groundwater quality (septic dilution) standard provided the new use does not require the installation of a new septic system, the new use will not further degrade groundwater quality and the new use will not exceed the minimum water quality and potable water standards of the State of New

CONDITIONS

1. This application is for the proposed change of use from an existing elementary school to a boarding school only. Any other future development of the above-referenced parcel shall be governed by Bass River Township's certified land use ordinance and the Pinelands Comprehensive Management Plan (CMP).
2. To address the groundwater quality (septic dilution) standards, any municipal permit or approval for the proposed boarding school shall specify the months per year of operation, the maximum number of overnight and daytime students, and that the use of the second floor of the existing building shall be limited to storage.

NEXT STEPS

- ◆ This Certificate of Filing is not an approval.
- ◆ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ◆ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ◆ No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.

BACKGROUND

Jersey. The applicant has submitted information which demonstrates that the proposed boarding school will meet these requirements.

- ◆ The applicant has represented that the use of the second floor of the existing school building will continue to be limited to storage only.

CONDITIONS

NEXT STEPS



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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THE PINELANDS COMMISSION
PO Box 359
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

December 18, 2023

Eli Blech (via email)
Maple River, LLC
950 Forest Ave.
Lakewood NJ 08701

Re: Application # 1989-0464.004
Block 56, Lots 36 and 37
Bass River Township

Dear Mr. Blech:

We have reviewed the application and supplemental information received on November 20, 2023 proposing the change of use of the existing Bass River Township Elementary School to a year-round boarding school on the above referenced 4.15 acre parcel. The Bass River Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP) defined a change of use as "development." The submitted application form indicates that no other development is proposed on the parcel.

Based on available information, the parcel is located in Bass River Township's VR zoning district. It is our understanding that you will be pursuing a Township use variance for the proposed use.

To complete this application for a change in use, please submit the following information:

1. Written documentation as to how you, "Eli Blech" are authorized to sign on behalf of the property owner, "Maple River, LLC";
2. The 4.15 acre parcel is serviced by an onsite septic system(s). Both the Township land use ordinance and the CMP contain a groundwater quality (septic dilution) standard of 2 ppm nitrogen at the property line.

Based upon information previously provided to the Commission in 1991 for a proposed addition to the elementary school, the 1981 enrollment of the school was 183 students and 30 staff members (The Commissions regulations became effective in 1981). The proposed addition did not increase the number of students or staff members. Based upon that number of students and staff members, and assuming shower availability and food service, the existing school operating at 180 days per year generated a nitrogen concentration in the groundwater of 7.3 ppm nitrogen.

By letter dated October 4, 2023, the applicant's consultant indicated that the proposed boarding school will have 35 overnight students, seven day students and a maximum of three staff persons. It is our understanding that the boarding school will operate year-round.

Please note that if the wastewater flow from the proposed boarding school exceeds the 7.3 ppm nitrogen previously generated by the elementary school, the existing standard septic system that serviced the elementary school must be converted to an onsite septic wastewater treatment system and meet the 2 ppm nitrogen standard. Please also note that if other development is proposed that will generate wastewater flows, the existing standard septic system that serviced the elementary school must be converted to an onsite septic wastewater treatment system and meet the 2 ppm nitrogen standard.

To determine the proposed wastewater flows for the proposed boarding school, please submit the following information:


- a. Confirm that the proposed boarding school will operate year-round;
- b. Clarify the maximum number of proposed students, teachers, and staff members. Of that total, please indicate how many will be overnight vs. daytime students, teachers and/or daytime staff members.
- c. Clarify the total number of proposed bedrooms and beds per bedroom;
- d. The submitted sketch depicts a square yellow/green room but does not specify its proposed use or square footage. Please specify the proposed use and square footage of this area;
- e. If applicable, describe any proposed meetings and events that may occur on a scheduled or regular basis, and provide the average anticipated attendance for each meeting and event; and,
- f. Clarify if only a portion of the existing elementary school will be used for a year-round boarding school or if the entirety of the existing elementary school will be used for a year-round boarding school. If only a portion of the existing elementary school will be utilized, please delineate that portion and clarify the use of the remainder of the school. If it is proposed to utilize the entirety of the elementary school, please clarify if the uses in the existing elementary school will remain the same. Specifically, please clarify if the second floor of the existing elementary school will continue to be used for storage purposes only.

Please submit all application-related materials, including large reports and plans, in digital format to appinfo@pinelands.nj.gov. All plans must be in .pdf format and multiple plan sheets must be consolidated into one .pdf.

Please include your application number on any submitted information. Within 30 days of receipt, the Commission will review and respond in writing to any submitted information.

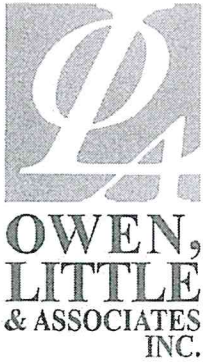
If you have any questions, please contact the Regulatory Programs staff.

Sincerely,



Timothy Capella
Environmental Specialist

- c: Sandford Mersky, PE (via email)
- Chris Norman, Esq., Planning Board Attorney, Bass River Township (via email)
- Joanne O'Connor, Esq., Municipal Attorney, Bass River Township (via email)



Engineers
Planners
Surveyors
GIS Specialists

January 9, 2024

Bass River Township Planning Board
P.O. Box 307
3 North Maple Avenue
New Gretna, NJ 08224

Re: Minor Subdivision
Applicant: Paul & Teri Suarez
Block: 37
Lots: 4
Location: 5901 Route 9
Zone: Forest and Rural District
OLA File No: BRPB-23-SUAREZ

Fran: J. Little, Jr., P.E., P.P., C.M.E.
Douglas F. Klee, P.E., P.P., C.M.E.
William J. Berg, P.L.S.

Dear Chairman and Board Members:

We have received and reviewed the following material submitted in conjunction with the referenced application:

1. "Minor Subdivision Plan of Tax Map Lot 4 in Block 37, Situated in Township of Bass River, Burlington County, New Jersey. The plan, consisting of 1 Sheet, has been prepared by Vallee Surveying, Inc. and is dated 10/16/2023 with no revision dates indicated.

The applicant seeks Minor Subdivision approval so as to establish 2 new building lots on the subject property.

The 20.45 Acre parcel is located on the North side of N.J.S.H. Route 9 within the HC Non-Pinelands Zoning District. The property has been developed with a 2.0-story framed dwelling which is designated to remain.

Based on our review of the submitted material we offer the following for the Board's consideration:

A. Zoning – HC (Non-Pinelands) Zone

Parameter	Required	Proposed Lot 4.01	Proposed Lot 4.02
Minimum Lot Area	3.2 Acres	14.46 Acres	6 Acres
Minimum Lot Width	100 FT	512.27 FT	>100 FT
Minimum Front Yard Setback	75 FT	411.61 FT	All New Construction to Comply with Minimum Ordinance Standards.
Minimum Side Yard Setback	20 FT	211.14 FT	
Minimum Rear Yard Setback	30 FT	633.07 FT	
Maximum Lot Coverage	20%	<20%	

B. General Comments:

1. Environmental Considerations- Based on a review of New Jersey Department of Environmental Protections Wetland mapping and nature of this application, no environmental concerns are raised.
2. Utilities- The applicant should detail water and sewer service proposals and confirm compliance with all applicable regulations.
3. Existing Road Improvements- The applicant should address any new road improvements which may be proposed. New Jersey Department of Transportation review and approval of the subdivision proposal will be required.
4. Design Waivers – None.

C. Technical Revisions and/or Corrections –

1. The subdivision plat should be revised for strict compliance with the Map Filing Law and zoning schedule above.

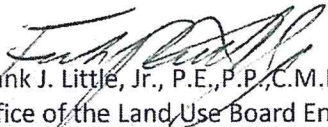
D. Recommendations – Any approval which the Bass River Township Planning Board may grant should be conditioned upon the following items being addressed prior to signing the map:

1. Compliance with all technical revisions previously indicated.
2. Plan revisions required by the denial of any requested variances and/or design waivers.
3. Receipt of approvals and compliance with all permit conditions and any Federal, State, County and local regulatory agencies having jurisdiction over this application.

The application may be considered complete for Board consideration and scheduled for the next available public hearing.

Should you have any questions or require any additional information, please do not hesitate to call.

Very truly yours,


Frank J. Little, Jr., P.E., P.P., C.M.E.
Office of the Land Use Board Engineer

FJL:DFK:caa

Cc: Natalie Lewis, Planning Board Secretary (nlewis@bassriver-nj.org)
Chris Norman, Esq., Land Use Board Attorney (cnorman@theplattlawgroup.com)
Paul & Teri Suarez, Applicants (theteri@msn.com)
Valee Surveying, Inc. (robert@valleesurveying.com)

Z:\BASS RIVER TWP\PLANNING BOARD\SUAREZ, PAUL & TERI\2023-06- PAUL & ERI SUAREZ- MJRSP.DOC



BASS RIVER TOWNSHIP
3 North Maple Avenue - Post Office Box 307
New Gretna, New Jersey 08224
(609) 296-3337
www.bassriver-nj.org

BASS RIVER TOWNSHIP PLANNING BOARD

NOTICE OF MEETINGS DATES FOR 2024

Notice of annual scheduled Planning Board meetings will begin promptly at 7:00 p.m. on the third Wednesday of each month.

Meetings will take place at: Bass River Township Municipal Building
3 North Maple Avenue
Bass River Township
New Gretna, New Jersey 08224

January	17	May	15	September	18
February	21	June	19	October	16
March	20	July	17	November	20
April	17	August	21	December	18

The **next** Planning Board Re-organization meeting shall be Wednesday, January 15, 2025, beginning promptly at 7:00 p.m. prevailing time with credentials being posted on the Bass River Township website.

Please take notice that legal action may be taken during all Planning Board meetings.

Natalie Lewis
Planning Board Secretary/Administrator
nlewis@bassriver-nj.org