

**BASS RIVER TOWNSHIP
PLANNING / ZONING BOARD**

**RE-ORGANIZATION AND REGULAR MEETING
MINUTES - JANUARY 17, 2024 – 7:00 P.M.**

CALL TO ORDER AND FLAG SALUTE

The meeting was called to order by Christopher J. Norman, Esquire at 7:00 p.m.

OPEN PUBLIC MEETING ACT - “SUNSHINE LAW”

The Open Public Meeting Act was read by Christopher J. Norman, Esquire.

OATH OF OFFICE AND ROLL CALL

All reappointed members and newly appointed members were sworn in for Oath of Office by Christopher J. Norman, Esquire.

BOARD	CLASS	TERM EXPIRES	PRESENT	ABSENT
Deborah Buzby-Cope Mayor	Class 1	5/2024 – Sworn in	x	
Vacant	Class 2	Vacant	Vacant	Vacant
Nicholas Capriglione Commissioner	Class 3	5/2024 - Sworn in	x	
Cindy Ann Ruffo	Chair	12/31/2025	x	
Abigail C. Spagnola	Vice Chair	12/31/2024	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	Class 4	Vacant	Vacant	Vacant
Bonnie J. Adams	Alt 1	12/31/2025		x
Carrie Crowley	Alt 2	12/31/2024		

ALSO PRESENT

Planning Board Attorney	Christopher J. Norman, Esquire - The Platt Law Group
Planning Board Engineer	Robert J. Romano, P.E. - Owen, Little & Associates
Planning Board Secretary	Natalie Lewis

NOMINATION AND ELECT CHAIR

Nominated: **Cindy Ann Ruffo.**

Moved by: Cope Second by: DeLois
Ayes: Cope, Capriglione, Ruffo, Neuweiler, Steele DeLois, Spagnola, Crowley
Nays: None
Abstain: None
Absent: Allen, Adams
Motion: Carried.

NOMINATION AND ELECT VICE-CHAIR

Nominated: **Abigail C. Spagnola.**

Moved by: Ruffo Second by: Neuweiler
Ayes: Cope, Capriglione, Ruffo, Neuweiler, Steele, DeLois, Spagnola, Crowley
Nays: None
Abstain: None
Absent: Allen, Adams
Motion: Carried.

MEMORIALIZATION OF RESOLUTIONS

- Resolution 2024- 1 Appointment of Planning Board Attorney
Christopher J. Norman, Esquire - The Platt Law Group
- Resolution 2024- 2 Appointment of Planning Board Engineer
Owen, Little & Associates
- Resolution 2024- 3 Appointment of Planning Board Secretary
Natalie Lewis
- Resolution 2024- 4 Legal Newspaper
Atlantic City Press and Times-Beacon/Bass River-New Gretna
- Resolution 2024- 5 Setting Annual Meeting Schedule for Planning Board

Moved by: DeLois Second by: Cope
Ayes: Cope, Capriglione, Ruffo, Neuweiler, Steele, DeLois, Spagnola, Crowley
Nays: None
Abstain: None
Absent: Allen, Adams
Motion: Carried.

APPROVAL OF MINUTES

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

Moved by: Neuweiler Second by: DeLois
Ayes: Cope, Capriglione, Ruffo, Neuweiler, Steele, DeLois, Spagnola, Crowley
Nays: None
Abstain: Capriglione
Absent: Allen, Adams
Motion: Carried.

BUSINESS

- **Patriot Gaming and Electronics, Inc.**
2014 Route 542 - Block 6, Lot 106

PB Application 2023-2 **Warehouse Expansion**

Cope and Capriglione recused themselves from this portion of the meeting.

- The Applicant was sworn in and presented testimony in support of the Application.
- The Applicant's Attorney, Jennifer Johnson, Esquire was sworn in and appearing with the Applicant.
- The Applicant's Engineer, Robert Woodcock, was sworn in and testified in support of the Application by describing the scope of the project.
- The Planning Board Engineer Robert J. Romano was sworn in.
- Applicant requests Expansion of Pre-Existing Nonconforming Use Variance Approval, pursuant to *N.J.S.A. 40:55D-70(d)(2)* and Minor Site Plan Approval with Parking Variance to permit an expansion of its existing facility, including construction of a 1,500 square foot warehouse addition on its real property at 2014 Hammonton Road. The subject property consists of 0.95 acres and is located on the Easterly side of Hammonton Road within the VR (Village Residential) Zoning District. Applicant's predecessor-in-interest was previously granted use variance approval and waiver of site plan review by Land Use Board Resolution 2005-03 for a cabinet-making business with related office use. On June 18, 2009, the Bass River Township Construction Official issued a letter confirming that the proposed warehouse use for storage of slot machines and gaming equipment is permitted use. (Exhibit A-6).
- Applicant, Mark Nocco, testified that proposed site improvements would include two (2) concrete aprons at the existing driveway connections to Hammonton Road and placement of 1,100 square foot of additional paved surface. Applicant also proposes to remove approximately 3,500 square feet of existing impervious surface as required by the New Jersey Pinelands Commission in its Certificate of Filing.
- Mr. Nocco testified that Patriot Gaming & Electronics has operated a warehouse for recycling slot machines and gaming equipment at the subject property since 2009. The proposed warehouse addition will provide additional storage area for gaming machines but will not require the hiring of additional employees. Mr. Nocco testified that the existing car park for his business has been more than adequate to meet his needs since his company occupied the site in 2009. Mr. Nocco further testified that there are no customer visits to his property.
- The Land Use Board Engineer posed no objection to the granting of the requested expansion of nonconforming use and parking variance since the proposed addition is for storage purposes only and since no additional parking would be required.
- The Land Use Board finds that the within application for Expansion of Pre-Existing Nonconforming Use Variance Approval, pursuant to *N.J.S.A. 40:55D-70(d)(2)*, and

Minor Site Plan Approval with Parking Variance should be granted for the reasons set forth above.

- The Land Use Board finds that the granting of the requested Expansion of Pre-Existing Nonconforming Use Variance Approval, pursuant to *N.J.S.A. 40:55D-70(d)(2)*, and Minor Site Plan Approval with Parking Variance should be granted based on the testimony adduced on the record by Mr. Nocco and that the proposed satisfies the terms and conditions of the Land Development Regulations of the Township of Bass River, subject to the conditions hereinafter set forth.

PUBLIC COMMENT - Motion to open this portion of the meeting for public comment.

Moved by: Neuweiler Second by: Steele **Motion - unanimously carried.**

No comments from the public.

Motion to close this portion of the meeting for public comment.

Moved by: Steele Second by: DeLois **Motion unanimously carried.**

Motion to approve application:

Moved by: Steele Second by: Neuweiler

Ayes: Cope, Capriglione, Ruffo, Neuweiler, Steele, DeLois, Spagnola, Crowley

Nays: None

Abstain: None

Absent: Allen, Adams

Motion: Carried.

Cope and Capriglione returned to the meeting.

BUSINESS

- **Suarez, Paul and Terri J. PB Application 2023-6**
5901 Route 9 – Block 37, Lot 4 Minor Subdivision
- The Applicant was sworn in and presented testimony in support of the Application.
- The Applicant’s Surveyor, Robert Vallee of Vallee Surveying, Inc., was sworn in and presented testimony in support of the Application.
- The Planning Board Engineer Robert J. Romano was sworn in. Outstanding items which were outlined in the Township Engineer’s letter dated January 2, 2024, will be addressed by the Applicant.
- Applicant requests Minor Subdivision Approval to subdivide an existing 20.45 acre parcel into two (2) lots on property located at 5901 Route 9. The subject property is in the Forest and Rural Zoning District. The subject property is currently developed with a two-story framed residential dwelling.
- Each of the two proposed lots would conform to bulk zoning requirements. Proposed Lot 4.01 would consist of 14.46 acres and retain the existing residential dwelling and proposed Lot 4.02 would consist of 6-acres. Applicant Teri Suarez testified that the

purpose of the residential subdivision is to create a vacant lot to convey to their son.

- Applicant posed no objection to the recommendations set forth in the Land Use Board Engineer's report of January 9, 2024.
- Based upon the forgoing, the Land Use Board finds that the Minor Subdivision Plan fully conforms with the Land Development Regulations of the Township of Bass River, subject to the conditions hereinafter set forth.

PUBLIC COMMENT - Motion to open this portion of the meeting for public comment.

Moved by: DeLois Second by: Neuweiler **Motion unanimously carried.**

No comments from the public.

Motion to close this portion of the meeting for public comment.

Moved by: Cope Second by: DeLois **Motion unanimously carried.**

Motion to approve application.

Moved by: Neuweiler Second by: Capriglione

Ayes: Cope, Capriglione, Ruffo, Neuweiler, Steele DeLois, Spagnola, Crowley

Nays: None

Abstain: None

Absent: Allen, Adams

Motion: Carried.

PUBLIC COMMENT FOR AGENDA ITEMS

Motion to open this portion of the meeting for public comment.

Moved by: Steele Second by: DeLois **Motion unanimously carried.**

Stephen Kraus - S. Maple Avenue

- Submitted a complaint/concern regarding his neighbor's fence; permit for fence; approval for fence; fence placement; bamboo encroachment; age of leach field.
- Mr. Kraus was assured that the Township Officials would address his concern.

No further comments from the public.

Motion to close this portion of the meeting for public comment.

Moved by: Neuweiler Second by: Steele **Motion unanimously carried.**

PUBLIC NOTICE

- **Maple River LLC** **PB Application 2023-4**
11 N. Maple Ave - Block 56, Lot 36 and 37 **Renovations**
 - Postponed at the request of Maple River, LLC
 - When: Wednesday, March 20, 2024, at 7:00 p.m.
 - Where: Bass River Township
New Gretna Volunteer Fire House
5 North Maple Avenue, New Gretna, New Jersey 08224

MOTION FOR ADJOURNMENT

Moved by: Neuweiler Second by: Steele **Motion unanimously carried.**

Meeting adjourned at: 7:42 p.m.

The next meeting will be held at: **7:00 p.m. on February 21, 2024**
Bass River Township
3 North Maple Avenue
New Gretna, New Jersey 08224

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Planning / Zoning Board Secretary