

**BASS RIVER TOWNSHIP  
PLANNING / ZONING BOARD**

**MINUTES  
MARCH 6, 2024 – 6:00 P.M  
SPECIAL MEETING**

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**CALL TO ORDER AND FLAG SALUTE**

The meeting was called to order by Vice Chair Spagnola at 6:07 p.m. followed by the flag salute.

**OPEN PUBLIC MEETING ACT - “SUNSHINE LAW”**

Vice Chair Spagnola read the Open Public Meetings Act Statement into the record.

**RECORD OF ATTENDANCE**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>
1. Deborah Buzby-Cope	x	
2. Nicholas Capriglione		x
3. Cindy Ann Ruffo		x
4. Robert Neuweiler		x
5. Richard Steele	x	
6. Mary DeLois	x	
7. Winfield G. Allen. Jr.		x
8. Abigail C. Spagnola	x	
9. Bonnie J. Adams		x
10. Carrie Crowley	x	

**ALSO IN ATTENDANCE**

Planning Board Attorney      Christopher J. Norman, Esquire - The Platt Law Group

Planning Board Secretary      Natalie Lewis

**RESOLUTIONS FOR MEMORIALIZATON**

**RESOLUTION 2024-7**

- New Jersey Open Public Meetings Act (OPMA)      N.J.S.A. 10:4-12  
Public Comment during Planning Board Meetings

## **DISCUSSION REGARDING PUBLIC COMMENT - RESOLUTION 2024-7**

- Planning Board Attorney, Mr. Norman provided guidelines for proper decorum and time limits during public comments.
- There were expressed privacy concerns about signing a registration sheet before speaking.
- There were inquiries about the process for public comment.
- There were inquiries regarding the necessity of registration.
- There were inquiries raised about the possibility of individuals being unable to speak if they do not sign the registration sheet.
- Speakers discussed ways to streamline public comments, including using a pre-meeting sign-up sheet, calling out names directly from the sheet, and using a microphone and podium for each speaker.
- They also discussed ways to improve the efficiency and inclusivity of public meetings, such as raising hands to be recognized, using a clipboard for sign-ins, and encouraging people to come up front to speak.

## **DISCUSSION REGARDING THE NEED FOR SPECIAL MEETINGS**

- Mr. Norman explained the reason regarding this March 6, 2024, Special Meeting.
- It was explained there was no quorum for the February 21, 2024, meeting.
- The sole purpose of this meeting was this board is trying to be business friendly to taxpayers and to facilitate their important business.
- The benefit to having this special meeting is because the March 20, 2024, meeting will have an application of significant public concern.
- The Board did not want the first half hour of the March 20, 2024, meeting to be dedicated to other business and want the full hearing to be dedicated to that application because it is a public concern.

## **MOTION TO APPROVE RESOLUTION 2024-7.**

- New Jersey Open Public Meetings Act (OPMA) N.J.S.A. 10:4-12  
Public Comment during Planning Board Meetings

Moved by: Cope Second by: DeLois

Ayes: Buzby-Cope, Steele, DeLois, Spagnola, Crowley

Nays: None.

Abstain: None

Absent: Capriglione, Ruffo, Neuweiler, Allen, Adams

Motion: Carried.

**MOTION TO APPROVE RESOLUTION 2024-8**

- Suarez, Paul and Teri J.  
5901 Route 9 – Block 37, Lot 4

PB Application 2023- 6  
Minor Subdivision

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

**MOTION TO APPROVE RESOLUTION 2024-9**

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

PB Application 2023- 2  
Warehouse Expansion and Parking

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

**MOTION TO APPROVE MINUTES**

Minutes of: January 17, 2024    Re-Organization and Regular Meeting  
 Minutes of: February 1, 2024    Special Meeting  
 Minutes of: February 21, 2024    Meeting cancelled due to no agenda items.

Moved by: Steele            Second by: DeLois  
 Motion: Unanimously carried.

**PUBLIC COMMENT**

- A member of the public asked if the new owners of property formally owned by Kaszuba Recycling Rustic Rescue did not want the property to be a junkyard; how the property could be used.
- It was explained that the use would be the decision of the new owner, the zoning district, and the permitted uses.
- Someone who acquires property acquires the use of the land because the use is transferred with the land.

No further public comments. Motion to close public comment.

Moved by: Buzby-Cope    Second by: DeLois  
 Motion: Unanimously carried.

## **BOARD DISCUSSION / COMMISSIONER REPORTS**

No Board discussion. No Commissioner reports.

## **MOTION FOR ADJOURNMENT**

Motion to adjourn was unanimously carried.

Meeting adjourned at: 7:57 p.m.

## **PUBLIC NOTICE**

**Next scheduled meeting is: March 20, 2024 at 7:00 p.m.**

- Maple River LLC PB Application 2023-4  
11 N. Maple Ave - Block 56, Lot 36 and 37 Renovations

At the Request of Maple River, LLC this matter is scheduled for:

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

Respectfully submitted,

*Natalie Lewis*

Natalie Lewis  
Planning Board / Zoning Secretary