



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

**PLANNING / ZONING BOARD MEETING
 MINUTES - NOVEMBER 20, 2024**

November 20, 2024 minutes taken by Laura Moyer - dictated but not read.

CALL TO ORDER / FLAG SALUTE

The meeting was called to order by the Chair at 7:00 p.m. followed by flag salute.

Reminder: Meetings are recorded. Kindly stand and speak with a strong, clear voice.

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.

RECORD OF ATTENDANCE / ROLL CALL

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

PROFESSIONALS

Planning Board Attorney	Donna Platt, Esquire / The Platt Law Group c/o Christopher Norman, Esquire / The Platt Law Group
Planning Board Engineer	Frank Little, P.E. - Owen, Little & Associates, Inc.
Planning Board Admin/Recording Clerk	Natalie Lewis

FOR FUTURE REFERENCE - 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 October 16, 2024
 - Motion: Allen
 - Seconded: DeLois
 - All in Favor Yes
 - Motion: Carried

OATH OF OFFICE

Sworn in: John Ewert Resident Alt. 1 Finish Year Term to 2025

RESOLUTIONS FOR MEMORIALIZATION:

- Minor Subdivision Application
 - George Kurtz for New Gretna Development, LLC
 - 5733 Route 9 – Block 38 – Lot 16
 - Resolution 2024-13

- A motion was made and seconded to approve Resolution 2024-13
 - Motion: Steele
 - Seconded: Adams
 - All in Favor Yes
 - Motion: Carried

BOARD	YES	NO	ABSTAIN	ABSENT
WILLIAM “RICK” 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
STACY D. TURLISH				
JOHN EWERT			X	
CARRIE CROWLEY	X			

APPLICATION(S)

- None

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.
 - Motion: Adams
 - Seconded: DeLois
 - Motion: Carried

- William V. - Bass River Township Resident
 - Inquired about Block 37, Lot 13.05.
 - OPRA behind Van Orden's property. None at PB.
 - Is school being sold? Block 56, Lots 36 & 37
 - No info at PB.
 - Still going to be a Gun Club?
 - Reply: yes.

- Lou C. - Shamong Township Resident
 - Bayview Gun Club, Inc. Glad to hear we are covered.

No further comments from the public regarding the application.

- Chair Ruffo closed this portion of the meeting to public comment.

BOARD DISCUSSION

- RA - Cannabis to cultivate / licenses. (map)
- CR - Pinelands told us to wait.
 - We filed the map w/o cannabis, can add ...
- RA - we need to discuss areas.
- FO - 2 licenses / no Pinelands approval yet.
 - Ishmael and Old NY
 - No current ordinance that permits.
 - Forest and village.
 - Dispensary not authorized yet.
- Sue Grogan - Regulations will need to be. A lot of towns make it conditional use.
- CR - Btwn now and Dec PB - have Chris N. and FO research ordinances - 1 Class.
- DP - Cultivation don't have. Retail establishment. Have to determine where and details.

PUBLIC NOTICE Next scheduled meeting is: November 20, 2024, at 7:00 p.m.

Term of Office Expiration: _____

OATH OF OFFICE
STATE OF NEW JERSEY
COUNTY OF BURLINGTON
TOWNSHIP OF BASS RIVER

JOHN F. EWERS (printed name), do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the People; and that I will faithfully, impartially and justly perform all the duties of the office of the **Planning/Zoning Board** according to the best of my ability (so help me God).

Sworn and subscribed to before me this

11 day of 20 CE 2024.

Name: JOHN F EWERS JR

Title: PLANNING BOARD

Signature: [Handwritten Signature]

Board Member Signature: _____

New Member Mailing Address: _____