



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 - OCTOBER 16, 2024

CALL TO ORDER / 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	12/31/2024	x	
Vacant - Employee	Class 2	12/31/2024		
Jane Allen - Commissioner	Class 3	12/31/2024	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
Stacy D. Turlish	Class 4	12/31/2024	x	
Vacant - Resident	Alt 1	12/31/2025		
Carrie Crowley	Alt 2	12/31/2024	x	

PROFESSIONALS

Planning Board Attorney

Justin Strausser, Esquire

c/o Christopher J. Norman, Esquire - The Platt Law Group

Planning Board Engineer

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

Planning Board Administrator/Secretary

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 September 18, 2024.
 - Motion: Adams
 - Seconded: Allen
 - All in Favor Yes
 - Motion: Carried

RESOLUTIONS FOR MEMORIALIZATION

- None

APPLICATION(S)

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

Those speaking on the application were sworn in.

- Applicant: George Kurtz for New Gretna Development, LLC.
- Applicant’s Engineer: Jeff Daum PE, Nelke Constantine and Assoc.
- Planning Board Engineer: Frank Little, P.E. - Owen, Little & Associates, Inc.

A motion was made and seconded to approve.

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

- John M. - Bass River Township Resident
 - Resident inquired about the road access at Greenbush and the Bayview Gun Club, Inc.'s proximity.
 - George Kurtz explained the 500-foot setback from the Bayview Gun Club, Inc., and the inclusion of the deed restriction.

- Dan S. - Bass River Township Resident
 - Inquired about the specifications of 450 shooting regulation.
 - Dan S. was encouraged to confirm the regulation with the NJDEP / Dept. of Fish and Wildlife.

- Brian C. - Charter Member of the Bayview Gun Club, Inc.
 - Expressed appreciation for Mr. Kurtz's efforts and asked about the deed restriction running with the land.

- It was confirmed that the deed restriction would run with the land and address potential future issues. See attached Exhibit A.
- The need for the wetland delineation and DEP letter before final approval.
- The conditional approval process and the need for updated certifications on the map.
- The board votes to approve the minor subdivision with contingencies, including the completion of the wetland delineation and DEP letter.

No further comments from the public regarding the application.

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

PUBLIC COMMENT – AGENDA ITEMS ONLY - 3 MINUTES

- **Reminder:** Kindly stand up and speak with a strong, clear voice.
- **Reminder:** Planning Board meetings are regarding Municipal Land Use matters only.
 - Public Comment – open
 - Public Comment – no comments
 - Public Comment - closed.

BOARD DISCUSSION

- Mr. Neuweiler referred to his email to Mayor Adams and Mr. Neuweiler asked for clarification of appointments when someone submits a letter of resignation or when a membership term expires. (See email attached).
 - Mayor Adams explained that it is his prerogative regarding appointments.

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

MOTION FOR ADJOURNMENT

- A motion was made to adjourn this meeting.
 - Motion: Crowley
 - Seconded: DeLois
 - All in Favor Yes
 - Motion: Carried

Meeting adjourned: 7:36 p.m.

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Land Use Board Administrator/Secretary

THOMAS H. DARCY, ESQUIRE
Attorney-at-Law
1 N. New York Road
Galloway, New Jersey, 08205
609-652-1198
cell-513-3616
tomhdarcy@comcast.net

PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

DEED NOTICE TO PRESENT AND FUTURE PROPERTY OWNER/S OF LOT 16 in
BLOCK 38, AND ANY SUBDIVIDED LOTS BEING PROPOSED IN A MINOR
SUBDIVISION TO CREATE LOTS 16.01, 16.02 and 16.03 IN BLOCK 38,
BASS RIVER TOWNSHIP, OCEAN COUNTY, NEW JERSEY.

In accordance with the Decision and Resolution of the Bass River Township Planning Board for Minor Subdivision Application No. _____ adopted on _____ the following Deed Notice is being provided.

1. The current Owner/Applicant of lot 16 in Block 38, and any future owners of proposed lot 16.01, 16.02 and 16.03 in Block 38 for themselves, and their heirs, successors and assigns (the "Owners") hereby acknowledge that Bayview Gun Club, Inc. is the owner of lot 15 in Block 38.

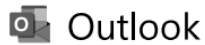
2. The Owners acknowledge that Bayview Gun Club, Inc. and its members conduct traditional and routine activities inside and outside the gun club structures on its entire property, which activities are connected with and arising out of wildlife hunting, fishing, trapping and other such similar activities, which include, but are not limited to, the discharge of firearms for target practice and club organized trap shooting at various times throughout the year.

3. The Owners further acknowledge that they have no legal or equitable right, title or interest in, and will not pursue any legal or equitable claims to the "Gore Area" as shown on the Minor Subdivision.

4. The Owners agree that they shall not have any legal or equitable right to object to or interfere with such activities by Bayview Gun Club, Inc. or its members conducted within the limits of lot 15 in Block 38 and the "Gore Area".

5. This Deed Notice, and the requirement that the Deed Notice shall be included in all Deeds for the said subdivided lots known as lots 16.01, 16.02 and 16.03 in Block 38 shall be a "Condition" of any Minor Subdivision Approval by the Bass River Township Planning Board.

6. This Deed Notice shall "run with the land" be included in any and all subsequent Deeds for subdivided lots 16.01, 16.02 and 16.03 in Block 38. In the event that such Deed Notice is omitted in any subsequent Deed, there shall be an irrebuttable presumption that the Deed Notice, and its stated conditions, still burden the title to the property.



[EXTERNAL]:Bass river Planning board minuites.

From Bob Neuweiler <bobneuweiler33@gmail.com>
Date Wed 10/23/2024 10:03 AM
To Natalie Lewis <nlewis@bassriver-nj.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Natalie,

In our last meeting, I brought up the variation in the nomination process and referenced the email I addressed to Rick. I should have read the letter into the minutes at that time. My mistake. I have included the email contents below for your convenience and completeness of the meeting minutes for the next meeting.

Bob Neuweiler

Rick, this is a note on some long-held traditions of the combined Bass River Planning and Zoning board. As you start your public political career awareness of tradition and the logic behind it may help you in future recommendations and appointments when they arise.

All planning/zoning board members are unpaid volunteers. They were recommended by their neighbors or asked to serve by local officials and approved by the mayor. Their public service is typically motivated by concern for their family, neighbors, and the community. They accept the additional duty and donate their knowledge and time still having all the responsibilities of their carriers, family obligations, and other duties in life.

Because all members may have unforeseen illnesses, vacation opportunities, births/deaths, and many other potential schedule

conflicts, a quorum might not be present to complete public business at a scheduled meeting. To ensure the public is served in a timely fashion, Bass River Township has maintained several alternate members who take the state training and attend meetings. Alternate members do not have full voting privileges unless attendance falls short of a quorum when the chair recognizes the alternate member is qualified as a full voting member (for this vote only) and familiar with the details of the case having attended all previous discussions.

The advantage of the alternate system is that it gives the citizens ample time to familiarize themselves with established processes, learn the practical application of the various statutes, and gain experience. Having such experience protects the township from mistakes due to inexperience that could adversely impact the community. Traditionally as full members retire or move on, the longest serving Alternate member is moved up to full voting member since their study, time in meetings and regular attendance have proved their competence and ability to serve. Your recent selection for planning board member deviates from our historical practice and tweaks my sense of fairness since our alternate members have worked consistently and participated in difficult meetings and hard votes.

I understand this is a new job for you and know it isn't easy. While this has been our tradition no rule states it must be done like this. It is the mayor's prerogative to lead as seen fit. Whether you believe there is merit in tradition or not, you can organize the board as you see fit.

Sincerely, Bob Neuweiler PB Member

“Do not remove a fence until you know why it was put up in the first place.”

G.K. Chesterton (From Chesterton's Fence)