



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
 MINUTES SEPTEMBER 18, 2024**

CALL TO ORDER / FLAG SALUTE

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		x	
Vacant - Employee	Class 2			
Jane Allen - Commissioner	Class 3		x	
Cindy Ann Ruffo	Chair	12/31/2025	x	
Abigail C. Spagnola	Vice Chair			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	12/31/2024		
Carrie Crowley	Alt 2	12/31/2024	x	

PROFESSIONALS IN ATTENDANCE

Planning Board Attorney Christopher J. Norman, Esquire - The Platt Law Group
 Planning Board Engineer Frank Little, P.E. - Owen, Little & Associates, Inc. - **Excused**
 Planning Board Admin/Secretary Natalie Lewis

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 August 21, 2024.
 - Made: DeLois
 - Seconded: Neuweiler
 - All in Favor Yes
 - Motion: Carried

RESOLUTIONS FOR MEMORIALIZATION:

- Variance Application (Variance Relief as per application) - Pole Barn.
 - Harrigle - 8 Riverside Drive, Block 54, Lot 31.

A motion was made and seconded to approve.

- Made: Neuweiler
- Seconded: DeLois
- Motion: Carried

BOARD	YES	NO	ABSTAIN	ABSENT
William “Rick” Adams	X			
Jane Allen - Commissioner	X			
Cindy Ann Ruffo	X			
Abigail C. Spagnola				X
Robert Neuweiler	X		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.
 - Made: Adams
 - Seconded: DeLois
 - Motion: Carried
- George Kurtz on behalf of New Gretna Development, LLC
 - 5733 Route 9 – Block 38 – Lot 9
 - Minor Subdivision
 - Number of lots to be created – 3 / Number of proposed dwelling units – 3.
 - Tentative application hearing Wednesday, October 16, 2024, at 7:00 p.m.
- No further comments from the public.
 - Chair Ruffo closed this portion of the meeting to public comment.

BOARD DISCUSSION

- None.

MOTION FOR ADJOURNMENT

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

Meeting adjourned: 7:10 p.m.

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Land Use Board Administrator/Secretary