



BASS RIVER TOWNSHIP

Burlington County – New Jersey
3 North Maple Avenue - Post Office Box 307 - New Gretna, New Jersey 08224
(609) 296-3337 / www.bassriver-nj.org

WILLIAM "RICK" ADAMS
MAYOR

LOUIS BOURGUIGNON
DEPUTY MAYOR

JANE ALLEN
COMMISSIONER

JENNY GLEGHORN
TOWNSHIP CLERK

MINUTES FOR PLANNING / ZONING BOARD MEETING APRIL 16, 2025 – 7:00 P.M.

CALL TO ORDER / FLAG SALUTE

The meeting was called to order by Cindy Ruffo, Chair at 7:00 p.m.

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 January 9, 2025.
- 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 MEMBERS	CLASS	TERM EXPIRES	PRESENT	ABSENT
1. William "Rick" Adams	Class 1 - Mayor	12/31/2025	x	
2. Jane Allen	Class 3 - Commissioner	12/31/2025	x	
3. Cindy Ann Ruffo	Class 4 - Resident	12/31/2025	x	
4. Robert Neuweiler	Class 4 - Resident	12/31/2025	x	
5. Richard Steele	Class 4 - Resident	12/31/2025	x	
6. Stacy D. Turlish	Class 4- Resident	12/31/2026	x	
7. James McGettigan	Class 4- Resident	12/31/2026	x	
8. Barbara Dillion	Class 4- Resident	12/31/2027	x	
9. Malinda Fritz	Class 4- Resident	12/31/2027		x
10. John Ewert	Alt 1 - Resident	12/31/2025	x	
11. Carrie Crowley	Alt 2 - Resident	12/31/2026		x

PROFESSIONALS

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

RESOLUTIONS FOR MEMORIALIZATION - None

MINUTES SUBMITTED FOR APPROVAL

Minutes for the meeting of: March 19, 2025.

- A motion was made and seconded to approve the minutes.
 - Motion: Adams
 - Seconded: Neuweiler
 - Abstain: Allen / Ruffo / Steele
 - Yes: All others present voted in favor of the motion.
 - Motion: Carried

CORRESPONDENCE:

- Viking Yacht - 5738 ROUTE 9 – Block 16, Lot 2 and 8
 - Letter dated April 1, 2025, from PB Engineer.
 - Taxes are up to date / Proof of Publication provided.
 - Confirming no further action is required from the Board.

BUSINESS:

Application 2025-01 / Grano - 324 Ash Road - Block 31.04 Lot 6 – Variance Application

- Those speaking on the application were sworn in.
 - Applicant: Christopher Grano.
 - Planning Board Engineer: Frank Little, P.E. - Owen, Little & Associates, Inc.
- Mr. Grano explained the need for a variance due to original setbacks being too close to his house.
- Discussion on the size and purpose of the pole barn, including storage for family items with only interior electric for lighting.
- Mr. Grano confirmed no wetlands are involved and the building material will be steel.
- Neighbor consultation and lack of objections are discussed, with no questions from the board.

PUBLIC COMMENT

Application 2025-01 / Grano - 324 Ash Road - Block 31.04 Lot 6 – Variance Application

- Public Comment was opened.
- A motion was made and approved to open this portion of the meeting to the public.
- Those speaking on the application were sworn in.
 - Evan M. – Bass River resident is supportive of the application.
- No further comments from the public. Public Comment closed.
- A motion was made and approved to close this portion of the meeting to the public.
- Grano's variance application was approved, citing no objections.
 - A motion was made and seconded to approve the variance application.
 - Motion: Adams
 - Seconded: Neuweiler
 - All present voted in favor of the motion.

BUSINESS:

Application 2025-02 / Hagen - 48 Ishmael Road - Block 35 Lot 2 – Variance Application

- Those speaking on the application were sworn in.
 - Applicant: Ralph C. Hagen
 - Attorney for Applicant: Jeffrey Donner, Esquire of Donner Law, LLC.
 - Planning Board Engineer: Frank Little, P.E. - Owen, Little & Associates, Inc.
- Jeffrey Donner, Esquire introduced Mr. Hagen's variance application for a five-acre lot requiring 15 acres.
 - Mr. Donner, explained the property's history and efforts to buy adjacent state land for credit.
- There was a discussion on the property's topography, wetlands, and previous subdivision.
- The property is not in the Pinelands. Even though we have lands that are outside the Pinelands, we agreed to the Pineland zoning standards.

PUBLIC COMMENT

Application 2025-02 / Hagen - 48 Ishmael Road - Block 35 Lot 2 – Variance Application

- Public Comment was opened.
- A motion was made and approved to open this portion of the meeting to the public.
- Those speaking on the application were sworn in.
 - Mark D. – Bass River resident is supportive of the application.
 - Evan M. – Bass River resident is supportive of the application.
- No further comments from the public. Public Comment closed.
- A motion was made and approved to close this portion of the meeting to the public.
 - All present voted in favor of the motion.

DISCUSSION

- Applicant confirmed the property was cleared and the pole barn was constructed with no permits.
- Initially, the Applicant came for a zoning permit. The permit was denied because the lot is five acres.
- If the board approves this five-acre lot, then the Applicant would apply for zoning. A permit will be issued for a zoning permit for that pole barn.
- The accessory structure is bigger than 100 square feet, and it must meet the principal building setbacks.
- The Applicant will have to immediately “legalize” the building permits with the building department
- Hagen’s variance application was approved.
 - A motion was made and seconded to approve the variance application.
 - Motion: Adams
 - Seconded: McGettigan
 - No: Dillon / Ewert
 - All others present voted in favor of the motion.
 - Motion: Carried
- Mr. Donner will prepare and provide the public notices.

PUBLIC COMMENT – AGENDA ITEMS

- A motion was made and approved to open this portion of the meeting to the public.
 - No comments from the public. Public Comment closed.
- A motion was made and approved to close this portion of the meeting to the public.

DISCUSSION: CANNABIS REGULATORY

- Discussion on the need for conditional permits and the impact of outdoor cultivation on water and electricity.
- Board members expressed concerns about signage, parking, and security requirements.
- The board also reviewed draft regulations for cannabis operations, including setbacks, lot sizes, and energy conservation plans, emphasizing the need for conditional permits and compliance with state regulations.
- Evan M. - Bass River resident
 - Offered to provide additional information on cannabis cultivation.

ADJOURNMENT Time: 8:13 p.m.

- Motion to adjourn the meeting is made and approved.

PUBLIC NOTICE Next scheduled meeting is: May 21, 2025, at 7:00 p.m.

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Planning/Zoning Board Administrator
Planning/Zoning Board Recording Secretary