



BASS RIVER TOWNSHIP

BURLINGTON COUNTY – NEW JERSEY

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

(Subject to change under N.J.S.A. 10:4-8(d) – this agenda is tentative to the extent known at time of posting)

MINUTES FOR PLANNING / ZONING BOARD MEETING

AUGUST 20, 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 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.

PROFESSIONALS

Planning Board Attorney

Christopher J. Norman, Esq. - The Platt Law Group

Planning Board Engineer

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

Planning Board Admin/Secretary

Natalie Lewis

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

RESOLUTIONS FOR MEMORIALIZATION No Resolutions for memorialization.

MINUTES SUBMITTED FOR APPROVAL

- Minutes for the meeting of July 16, 2025.
 - A motion was made and seconded to approve the minutes.
 - Motion: Turlish
 - Seconded: Allen
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

CORRESPONDENCE: There is no correspondence.

BUSINESS/APPLICATIONS:

Application Review – Minor Site Plan

Applicant: Nicklow, Brett C. and Sarah E.

Property: 5669 Route 9 – Block 54, Lot 1

Those speaking on the application were sworn in.

Applicant: Nicklow, Brett C.

Planning Board Engineer: Frank Little, P.E. - Owen, Little & Associates, Inc.

Mr. Nicklow explained the need for a minor site plan approval.

- Mr. Nicklow explained his need to continue operating his business, which includes selling crabs, clams, oysters, and seasonal items like pumpkins and Christmas trees.
- Discussion on the parking arrangements, with Mr. Nicklow confirming both on-site and off-site parking options.
- Nick details his proposed hours of operation, which vary by season, and confirms no previous parking issues.
- Board members inquired about the nature of Mr. Nicklow's operations, including the sale of seasonal items and the use of lighting for signage.
- Mr. Nicklow confirmed he has contacted the county and other relevant agencies regarding his business.
- Discussion on the compliance with local and county regulations, including the need for additional approvals from Burlington County and the Department of Transportation.
- Mr. Nicklow agrees to address any issues raised by the board, including potential adjustments to his lighting setup.
- Board members discussed the technical aspects of Mr. Nicklow's business, including the need for a lighting plan and the location of his dumpster.
- Discussion on the compliance with local ordinances, including the sight triangle and the placement of fences.
- Mr. Nicklow agrees to work with the board's engineer to address any technical issues and ensure compliance with local regulations.
- The board discusses the need for a resolution to approve Mr. Nicklow's application, including the conditions and additional plans required.
- Coordinate with the board engineer to submit a lighting plan for the property with timers to meet the half-foot candle requirement.

- Identify the location of the trash dumpster on the site plan and have it reviewed by the board engineer
- Identify the sight triangle on the site plan and have it reviewed by the board engineer
- Obtain approvals/letters of no interest from Burlington County and NJ DOT for the property

Public Comment on the Application for 5669 Route 9 – Block 54, Lot 1

- A motion was made and seconded to open the meeting to the public.
 - Motion: Neuweiler
 - Seconded: Adams
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

P. Spagnola - Bass River Resident

- The resident expressed support and approval of the site plan presented by Mr. Nicklow to the Board.
- There being no additional comments from the public, public comment was closed.
 - A motion was made and seconded to close the meeting to the public.
 - Motion: Neuweiler
 - Seconded: Adams
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

APPLICATION APPROVAL

A motion is made and seconded to approve Nick's application, with the conditions discussed.

- A motion was made and seconded to approve.
 - Motion: Allen
 - Seconded: Steele
 - Motion: Carried

BOARD MEMBERS	Yes	No	Abstain	ABSENT
1. William "Rick" Adams	x			
2. Jane Allen	x			
3. Cindy Ann Ruffo	x			
4. Robert Neuweiler	x			
5. Richard Steele	x			
6. Stacy D. Turlish	x			
7. James McGettigan	x			
8. Barbara Dillion	x			
9. Malinda Fritz	x			
10. John Ewert	Does not vote			
11. Carrie Crowley	Does not vote			x

DISCUSSION: Cannabis Regulatory

The Attorney will transmit the cannabis regulatory ordinance to the Commissioners for review, possible introduction, and potential adoption. If the Commissioners make modifications, the ordinance will be returned to the Planning Board for further review.

- A motion was made and seconded to approve sending it to the Commissioners.
 - Motion: Turlish
 - Seconded: Adams
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

BOARD MEMBERS	Yes	No	Abstain	ABSENT
1. William "Rick" Adams	x			
2. Jane Allen	x			
3. Cindy Ann Ruffo	x			
4. Robert Neuweiler	x			
5. Richard Steele	x			
6. Stacy D. Turlish	x			
7. James McGettigan	x			
8. Barbara Dillion	x			
9. Malinda Fritz	x			
10. John Ewert	x			
11. Carrie Crowley				x

PUBLIC COMMENT

- A motion was made and seconded to open the meeting to the public.
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

Jack M. - Bass River Resident

- Asked for clarification on the acreage.
- There being no additional comments from the public, public comment was closed.
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

ADJOURNMENT

Time: 7:43 p.m.

- A motion was made and seconded to approve.
 - Motion: Allen
 - Seconded: Turlish
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

PUBLIC NOTICE

The next meeting is scheduled for September 17, 2025, at 7:00 p.m.

Respectfully submitted,

Natalie Lewis
 Land Use Board Administrator
 Land Use Board Secretary