

**BASS RIVER TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY**

**MINUTES FOR PLANNING / ZONING BOARD MEETING  
DECEMBER 3, 2025 - 6:30 P.M.**

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**CALL TO ORDER**

**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.

**FLAG SALUTE**

**RECORD OF ATTENDANCE / ROLL CALL**

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

**PROFESSIONALS**

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

**MINUTES SUBMITTED FOR APPROVAL**

- Minutes for the meeting of October 15, 2025 - Tabled

**RESOLUTIONS FOR MEMORIALIZATION**

- None

**CORRESPONDENCE**

- None

**NEW BUSINESS**

- None

## **OLD BUSINESS**

- None

## **PUBLIC COMMENT - AGENDA ITEMS ONLY**

- Public Comment was opened to the public.
- Public Comment was closed as there were no comments from the public.

## **PLANNING / ZONING BOARD ADMINISTRATOR / RECORDING SECRETARY 2025 – YEAR-END SUMMARY**

- Board meetings held as scheduled; quorum consistently achieved.
- January reorganization completed; oaths and appointments finalized.
- Required professional appointments and annual resolutions adopted.
- Public notice and OPMA compliance maintained throughout the year.
- Limited land-use activity; minor variances and site plans reviewed and approved.
- Accurate minutes, resolutions, and records prepared and preserved.
- Board operations remained stable, orderly, and compliant.

## **COMMISSIONERS REPORT**

- **Mayor Adams noted the following:**
  - use of aerial views for zoning enforcement.
  - the history of construction without permits.
  - the need for time-stamped photos for court.
  - zoning permits required for improvements.
  - tax impact of under-assessed properties.
  - the importance of final certificates of occupancy.

**ADJOURNMENT** Time: 7:19 p.m.

**Motion by the Co-Chair to adjourn the meeting. All in favor.**

## **PUBLIC NOTICE**

The next meeting is scheduled for January 21, 2026, at 6:30 p.m.

Respectfully submitted,

Natalie Lewis  
Planning/Zoning Board  
Admin and Recording Secretary