



**BASS RIVER TOWNSHIP**  
 3 North Maple Avenue - Post Office Box 307  
 New Gretna, New Jersey 08224  
 (609) 296-3337  
[www.bassriver-nj.org](http://www.bassriver-nj.org)

**MINUTES FOR PLANNING / ZONING BOARD MEETING  
 FEBRUARY 19, 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”**

The Open Public Meeting Act was read by Cindy Ruffo, Chair.

**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 Administrator/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 – None**

**MINUTES SUBMITTED FOR APPROVAL**

Minutes for the meeting of: January 15, 2025.

A motion was made and seconded to approve the minutes.

- Motion: Allen
- Seconded: Fritz
- Motion: Carried
- All present voted in favor of the motion.

## **CORRESPONDENCE**

- Letter dated February 13, 2025, from Burlington County Engineer's Office - Land Development Section.
  - George Kurtz for New Gretna Development, LLC
  - 5733 Route 9 – Block 38 – Lot 16
  - All Planning Board Members agreed to the extension.
- Letter dated February 11, 2025, from Burlington County Public Works – Planning Board Development.
  - Mathis - 23 Millie Road, Block 37, Lot 47
  - No formal action from the Planning Board is required as the applicant(s) are still within the 190 days of the minor subdivision review period.

## **OLD BUSINESS - CANNABIS REGULATORY**

- There was a two to one vote in favor of allowing retail cannabis at the last Commissioners Meeting.
- The zoning was discussed for the allowance of retail cannabis, specifically north of Jobs Creek / identify specific properties in the highway commercial zone that could be suitable for a cannabis retail dispensary.
- Discussion was also the availability of property in the highway commercial zone for retail cannabis.
- There is a process of introducing a zoning amendment to allow for one retail Class 5 cannabis dispensary.
- There is a possibility of a cannabis overlay to identify appropriate properties.
- Conditional Use: The conditions that could be included in the ordinance, such as security, parking, not near schools and/or playgrounds and no outdoor displays.
- Prohibiting cannabis consumption in public areas.
- Mr. Norman agreed to provide sample ordinances for the board's review.
- The Commissioners have invited the state cannabis representative, Matthew Craig, to their meeting for Monday, March 10, 2025. The Commissioners will

## **OLD BUSINESS – AFFORDABLE HOUSING**

- It was recommended not pursuing the affordable housing challenge.
- There would be excessive costs and challenges associated with affordable housing in Bass River due to the lack of public water and sewer.
- There is a potential impact of Accessory Dwelling Units and the state's statute on affordable housing. (ADU is a smaller, independent living space).
- It was advised against pursuing affordable housing challenges due to the excessive costs and the township's unique situation.

## **UPDATE**

- There has been no action on potential application of Kevin Kowalik, Dealer Principal, Silverton Motors - Block 7, Lot 29 - 5666 Route 9 - Block 7, Lot 30 - US 9

**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.

A motion was made and seconded to open the meeting to the public.

- Motion: Neuweiler
- Seconded: Allen
- Motion: Carried
- All present voted in favor of the motion.
- John M. - Bass River Township Resident
  - Inquired about the criteria for retail cannabis.
  - It was explained that criteria will be addressed with sample Ordinance.
- Jeannette R. – Mystic Island, NJ Resident
  - Inquired about the criteria for retail cannabis.
  - It was explained that criteria will be addressed with sample Ordinance.
- Evan M. - Bass River Township Resident
  - Inquired about affordable housing – attached and detached units.
  - The attached and detached units were explained as well as other challenges.

With no further questions or comments from the public, Public Comment was closed.

A motion was made and seconded to close the meeting to the public.

- Motion: Steele
- Seconded: Adams
- Motion: Carried
- All present voted in favor of the motion.

**NEW BUSINESS/APPLICATIONS**                      None

**ADJOURNMENT**                      Time: 7:31 p.m.

A motion was made and seconded to adjourn the meeting.

- Motion: Adams
- Seconded: Fritz
- Motion: Carried
- All present voted in favor of the motion.

**PUBLIC NOTICE**    Next scheduled meeting is:    March 19, 2025, at 7:00 p.m.

Respectfully submitted,

*Natalie Lewis*

Natalie Lewis  
Planning Board Administrator / Recording Secretary

# Extension Request

February 13, 2025

**To:** Jeffrey Daum (email: [jdaumpe@gmail.com](mailto:jdaumpe@gmail.com))

**From:** Brian Stilts

Project #: B25-01-003  
Project Name: GEORGE KURTZ  
Block: 38  
Lot: 16  
Roads: East Greenbush Road (CR #654) and US Route 9 (NJDOT)  
Municipality: Bass River Township

Dear Mr. Daum,

This e-mail will confirm that you, on behalf of the above-referenced application, have granted a thirty (30) day extension of the Burlington County Planning Board (BCPB) review period. The review period will now end on April 4, 2025. By signing below, you are confirming this agreement to extension. Please sign and e-mail or fax the second page back to this office within three (3) business days of your receipt of this letter.

This office is also requesting a contemporaneous extension from the subject municipality, which is also required in order to validate this extension.

Feel free to contact us should you have any questions or comments.

Brian Stilts  
Senior Engineer Civil



# County of Burlington

## Public Works – Planning Board

1900 Briggs Road, Mount Laurel, New Jersey 08054  
Mailing: P.O. Box 6000, Mount Holly, New Jersey 08060  
Office: (856) 642-3800 | Fax: (856) 642-3810 | [www.co.burlington.nj.us](http://www.co.burlington.nj.us)  
Eve A. Cullinan, County Administrator

### Board of County Commissioners

Felicia Hopson, Director  
Allison Eckel, Deputy  
Tyler J. Burrell  
Tom Pullion

*Danielle Scoleri, Principal Engineer*

February 11, 2025

B.C.P.B. #B24-01-028 Final

Ms. Natalie Lewis, Secretary  
Bass River Planning Board  
Box 307  
New Gretna, NJ 08224

RE: CHRISTOPHER & SHEILA MATHIS  
3 Lots. 90.559 Acres.  
Lot 47. Block 37. Sheet 10.  
Drawing No. SHT 1 dated 12/19/23 rev. 1/24/25.  
Located on Millie Road & Munion Field Road (BOTH MUNICIPAL).

Dear Ms. Lewis:

Our engineering staff has reviewed the final plan for the above subdivision and has found that it is in substantial conformance with the approved preliminary plan. Therefore, the Burlington County Planning Board approves this final plan and, as the designated Official has signed this plat, it can now be filed in the County Clerk's Office. Please note that it is the applicant's responsibility to file the plans with the County Clerk's Office.

Pursuant to N.J. 2C:28-7, (Tampering with Public Records or Information): Any person who knowingly makes a false entry in or false alteration of, any record, document or thing knowing it to be false shall be guilty of a disorderly persons offense unless the actor's purpose is to defraud or injure anyone, in which case the offense is a crime of the third degree.

COUNTY PLANNING BOARD APPROVAL IN NO WAY AFFECTS OR NEGATES ANY APPROVAL REQUIRED BY THE MUNICIPALITY.

Very truly yours,

BURLINGTON COUNTY PLANNING BOARD

Mia C. Baker, Administrative Clerk  
Secretary to the Planning Board

cc: Burlington County Department of Resource Conservation  
Kiersten Gauntt, GIS Specialist (w/enc. Map)  
Christopher & Sheila Mathis  
Fasy Assoc., Atten: Michael D. Fasy  
Michael Simmons, Esq.