



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 JULY 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 The Beacon Newspaper on January 9, 2025.
- This Notice was filed with the Municipal Clerk and posted on the bulletin board in the Municipal Building and 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: _____
 - Seconded: _____
 - Motion: Carried

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

CORRESPONDENCE: There is no correspondence.

BUSINESS/APPLICATIONS:
5669 Route 9 for a minor site plan approval

PUBLIC COMMENT

Planning Board meetings are limited to matters related to municipal land use only.

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

- Yes: All present voted in favor of the motion.
- Motion: Carried

Tim H – Bass River Township Resident

- Asked if there are any regulations regarding Airbnb’s in the Township.
 - It was explained that there are no current New Jersey State regulations governing Airbnb, and discussed the possibility of adopting local ordinances.
 - It was emphasized that the main difference between short-term and long-term rentals is the absence of background checks and insurance for short-term rental properties.
 - An example was shared where a realtor was exempted (“grandfathered”) from a local ordinance due to pre-existing operations, highlighting potential legal issues.
 - The resident was advised to contact the Bass River Township Code Enforcement Office.
 - The Planning Board Attorney proposed sending an email to the Township Attorney to bring the Airbnb issue to the Commissioner’s attention and discuss the possibility of creating a Township Ordinance.

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

DISCUSSION: CANNABIS REGULATORY

- Mr. Norman presented a draft cannabis regulation ordinance, highlighting the importance of feedback and possible modifications.
 - The draft differentiates zoning from the 2021 cannabis ordinance, designating cannabis businesses as conditional uses.
 - It outlines the different types of cannabis businesses: cultivation, processing, wholesaling, and retail dispensaries.
 - The draft outlines standards for business operations, such as banning on-site sales of alcohol or tobacco and preventing employees from consuming these substances.
 - Mr. Norman strongly urged the Board to carefully review, ask questions, and jot down any comments or concerns to ensure a smooth Ordinance adoption.
 - Mr. Little discussed the buffer requirements, highlighting the significance of feedback and possible adjustments.
 - Reviewed the 200-foot buffer requirement and its impact on the cannabis overlay map.
 - The township has already hit the limit of two class one cultivation sites.
 - It was advised to limit retail dispensaries to two in the township to avoid over-saturation.
 - A map was provided showing potential sites for cannabis businesses, emphasizing the need for large lots and correct zoning.
 - It was suggested to consider infill commercial and highway commercial zones for cannabis businesses, with a proposed minimum lot size of 3.2 acres for dispensaries.
 - It was noted that some lots are large enough to accommodate the 200-foot buffer without any issues.
 - A list of property owners for the highlighted lots was requested to determine their status.
 - Plan to revise the draft ordinance and share it for feedback before the next meeting.
 - It was advised to remove the option for hybrid cultivation and dispensary licenses.
 - There is a need for security measures like cameras and potentially armed security guards.

PUBLIC NOTICE Next scheduled meeting is: August 20, 2025, at 7:00 p.m.

- The board confirms that a full quorum is required to act on the upcoming application, specifically noting an application from 5669 Route 9 for a minor site plan approval.

ADJOURNMENT Time: 7:28 p.m.

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

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Planning/Zoning Board Administrator

Recording Secretary