



## 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](http://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 MARCH 19, 2025 – 7:00 P.M.

#### CALL TO ORDER / FLAG SALUTE

The meeting was called to order by Robert Neuweiler, Co-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.

#### PROFESSIONALS

Planning Board Attorney      Justin M. Strausser, Esquire for 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 – Chair	12/31/2025		x
4. Robert Neuweiler	Class 4 – Resident – Co-Chair	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: February 19, 2025.

A motion was made and seconded to approve the minutes.

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

## APPLICATION(S)

None

## PUBLIC COMMENT – MINUTES ITEMS ONLY - 3 MINUTES

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

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

## DISCUSSION: Cannabis Regulatory

- Draft examples of Cannabis Ordinances were distributed to the Board Members for review for future discussion, pursuant to the public discussion at the February 19, 2025, meeting.
- It was explained the process of using the provided examples as a template to draft Bass River's ordinance.
- Sub-committee to meet outside of planning board meetings to draft the ordinance, emphasizing the need for written documentation.
- There were inquiries about the number of retail and growers allowed, with confirming the need for at least one grower and one retail.
- There was a need to determine the minimum lot size and zoning requirements for cannabis cultivation.
- It was requested that a copy of the zoning district information to understand the applicable zones be provided.
- There is a need to control zoning permits locally and the role of the town engineer and planning board engineer.
- It was asked for volunteers to participate in writing the ordinance.
- Draft an ordinance based on the examples provided and refining it over subsequent meetings.

## PUBLIC COMMENT – AGENDA ITEMS ONLY - 3 MINUTES

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

- Bonnie A. - Bass River Township Resident
  - Inquired about the criteria for retail cannabis.
- **Discussion**
  - It was explained that criteria will be addressed with sample Ordinance.
  - The zoning was confirmed for the two existing growers and the need to write the ordinance to reflect these locations.
  - The importance of conditional use permits and meeting all legal requirements for existing and new cannabis businesses.
  - There is a need to ensure existing businesses comply with all legal requirements, including payment of application fees and proper notification.
  - There is a need for a clear ordinance to avoid legal challenges and ensure compliance with state regulations.
  - Suggestions of consulting with the town solicitor to clarify the legal requirements and ensure proper enforcement.
  - Recommended creating a complete packet for new applicants to ensure all legal requirements are met.
  - Members are against amending the ordinance multiple times, as it can create confusion and legal issues.
  - Researching the timeline and legal requirements for the existing cannabis businesses.
  - It was suggested obtaining paperwork from the state to verify the legal status of the existing businesses.
  - There is a need to ensure the existing businesses comply with all legal requirements, including payment of application fees and proper notification.
  - It is emphasized the importance of addressing the legal status of the existing businesses before drafting the new ordinance.

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.

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

**ADJOURNMENT** Time: 7:46 p.m.

A motion was made and seconded to adjourn the meeting.

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

**PUBLIC NOTICE** Next scheduled meeting is: April 16, 2025, at 7:00 p.m.

Respectfully submitted,

*Natalie Lewis*

Natalie Lewis  
Planning/Zoning Board Administrator / Recording Secretary