



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
 MAY 21, 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 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 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. 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	

RESOLUTION FOR MEMORIALIZATION

Resolution 2025-7 Grano - 324 Ash Road - Block 31.04 Lot 6 – Variance Application

- A motion was made and seconded to approve the Resolution.
- Motion: Dillon
- Second: McGettigan
- 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	

Resolution 2025-8 Hagen - 48 Ishmael Road - Block 35 Lot 2 – Variance Application

- A motion was made and seconded to approve Resolution.
- Motion: Steele
- Seconded: Turlish
- 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	

MINUTES SUBMITTED FOR APPROVAL

Minutes for the meeting of: April 16, 2025.

- A motion was made and seconded to approve the minutes.
 - Motion: Steele
 - Seconded: Dillon
 - 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	

CORRESPONDENCE: **None** There is no correspondence.

BUSINESS/APPLICATIONS: **None** There is no business before the Board.

PUBLIC COMMENT

Reminder: Planning Board meetings are regarding Municipal Land Use matters only.

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

Jack M. - Bass River Resident initiated a brief discussion as follows:

- Suggested selling tax-owned properties along Route 9 to generate revenue and create commercial properties.
- Mentioned the inflated cost of rehabilitating former gas station properties.
- Discussed the challenges of developing properties in the Pinelands.
- Discussed potential locations for retail development, including properties near Jobe's Creek.

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

DISCUSSION: CANNABIS REGULATORY

- Evan Manaresi – Bass River Resident volunteered to sit on the sub-committee.

Discussion on Cannabis Retail and Zoning

- Discussion of the potential benefits and challenges of creating cannabis overlay zones.
- Details were discussed on privately owned properties suitable for retail development.

Considerations for Cannabis Retail Development

- Observations were made from a cannabis retail grand opening in Metuchen, highlighting the potential revenue for Bass River Township.
- Discussed the impact of zoning restrictions on cannabis retail development.
- discussed the challenges of financing cannabis businesses and the potential for delivery services.
- There is importance of careful planning and not making decisions based solely on economic considerations.
- discussed the potential for infill commercial development as an alternative location for cannabis retail.
- Agree to review the proposed zoning and regulations and schedule a subcommittee meeting.

ADJOURNMENT Time: 7:38 p.m.

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

PUBLIC NOTICE Next scheduled meeting is: June 18, 2025, at 7:00 p.m.

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Planning/Zoning Board Administrator
Recording Secretary