



BASS RIVER TOWNSHIP
BURLINGTON COUNTY – NEW JERSEY
 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

(Subject to change under N.J.S.A. 10:4-8(d) – this agenda is tentative to the extent known at time of posting)

AGENDA FOR PLANNING / ZONING BOARD MEETING
SEPTEMBER 17, 2025 - 7:00 P.M.

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

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		
2. Jane Allen	Class 3 - Commissioner	12/31/2025		
3. Cindy Ann Ruffo	Class 4 - Resident	12/31/2025		
4. Robert Neuweiler	Class 4 - Resident	12/31/2025		
5. Richard Steele	Class 4 - Resident	12/31/2025		
6. Stacy D. Turlish	Class 4- Resident	12/31/2026		
7. James McGettigan	Class 4- Resident	12/31/2026		
8. Barbara Dillion	Class 4- Resident	12/31/2027		
9. Malinda Fritz	Class 4- Resident	12/31/2027		
10. John Ewert	Alt 1 - Resident	12/31/2025		
11. Carrie Crowley	Alt 2 - Resident	12/31/2026		

RESOLUTIONS FOR MEMORIALIZATION

- Nicklow - 5669 Route 9 – Land Use Application – Minor Site Plan

MINUTES SUBMITTED FOR APPROVAL

Minutes for the meeting of August 20, 2025

CORRESPONDENCE – None

NEW BUSINESS/APPLICATIONS – None

OLD BUSINESS / APPLICATIONS

- Minor Subdivision Application
 - George Kurtz for New Gretna Development, LLC
 - 5733 Route 9 – Block 38 – Lot 16

PUBLIC COMMENT

- **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.
 - Public Comment - close.

DISCUSSION: Cannabis Regulatory

ADJOURNMENT Time: _____ p.m.

PUBLIC NOTICE

The next meeting is scheduled for October 15, 2025 at 7:00 p.m.

**LAND USE BOARD
RESOLUTION 2025-9**

**BRETT C. NICKLOW AND SARAH E. NICKLOW
3 NORTH MAPLE AVENUE - (BLOCK 54, LOT 1)
MINOR SITE PLAN WITH BULK VARIANCE APPROVAL**

WHEREAS, an application was submitted by Brett Nicklow for Minor Site Plan Approval with Bulk Variance Approval to permit retail sales within an existing 160 square-foot metal retail sales building with accessory 64 square foot storage shed and 20 square foot cooler box on real property, located at 3 North Maple Avenue, more particularly described as Block 54, Lot 1 as shown on the Tax Map of the Township of Bass River Township; and, **WHEREAS**, a public hearing to consider the application was held on August 20, 2025, in accordance with public and personal notice requirements of the Township's Zoning Ordinance and *N.J.S.A. 40:55D-12 et seq.*; and

WHEREAS, the following exhibits were entered into the record:

- A-1 Land Use Application Form, dated June 10, 2025;
- A-2 Minor Site Plan/Survey, prepared by William P. McManus, P.L.S. of Duffy, Dolcy, McManus and Roesch, last revised to 6/5/25; and
- A-3 Report of Land Use Board Engineer, Own Little & Associates, Inc., dated 6/28/25, 2024, consisting of three (3) pages; and

WHEREAS, after hearing and considering the testimony of Applicant and after considering the report and testimony of the Land Use Board Engineer, the Land Use Board finds as follows:

1. Applicant requests Minor Site Plan with Bulk Variance Approval permit retail sales within an existing 160 square-foot metal retail sales building with an accessory 64 square foot storage shed and 20 square foot cooler box. Two retail sales activities are proposed on Applicant's 0.51-acre lot, including a crab stand for the retail sale of crabs, oysters, and clams, and the seasonal retail sale of Christmas trees, pumpkins, and corn stalks. The subject property is located in the Village VC Zoning District, which requires a minimum lot size of 1.0 acres and permits the two proposed retail sales businesses. The subject property is located at the intersection of Maple Avenue and New Jersey State Highway Route 9 (New York Road).
2. Applicant requests bulk variance approval since the lot is undersized (0.5 acres existing/proposed; 1-acre required). No other bulk variance relief is requested.
3. Brett Nicklow testified that he has been operating the proposed retail sales at the site for three (3) years without incident. The crab shack business would be open during the summer season from Wednesday to Sunday from Noon to 8 PM. The seasonal sales of Christmas trees (in winter) and pumpkin and corn stalk sales (in fall) would be seasonal and open during the same business hours as the crab shack. There is only one employee for the business. Mr. Nicklow testified that there is ample area to park on the lot, which

could accommodate approximately 10 motor vehicles, and that peak usage for customer parking over the last three (3) years has been 6-7 vehicles. Applicant will provide private trash service with a dumpster on the property that is picked up every Wednesday.

4. The Land Use Board Engineer reviewed his July 28, 2025, report and recommended that Applicant submit a conformance plan for his review and approval showing: a) the location of the proposed dumpster; b) the location of any lighting fixtures, on timers, that shall not exceed 0.5 footcandles; c), conforming signage; and d) the location of sight-triangles. Applicant agreed to these recommendations.
5. Applicant must also obtain any required outside agency approvals from the New Jersey Department of Transportation, Burlington County Planning Board (for Maple Ave frontage), Burlington County Department of Health (for well and septic), Burlington County Soil Conservation Service, and the New Jersey Pinelands Commission (no call-up letter).
6. In support of the bulk variance relief, Applicant indicated that the lot is undersized, and relief should be granted based on undue hardship. Regarding the negative criteria, Mr. Nicklow indicated that the retail businesses have operated on site for three (3) years without incident and are a permitted use in the VC Zone District.
7. Based upon the foregoing, the Land Use Board finds that Minor Site Plan and Bulk Variance Approval should be granted for the reasons set forth above.

NOW, THEREFORE, BE RESOLVED by the Land Use Board of the Township of Bass River that the within application for Minor Site Plan and Bulk Variance Approval to permit retail sales, as set forth above, is hereby granted subject to the following conditions:

1. Applicant shall pay all taxes, fees, and required escrow deposits that may be due and owing.
2. Applicant shall comply with the recommendations set forth in the July 28, 2025, report of the Land Use Board Engineer.
3. Hours of operation for the two retail businesses shall be limited from Noon to 8 PM.
4. Applicant submits a conformance plan to the Land Use Board Engineer for his review and approval showing: a) the location of the proposed dumpster; b) the location of any lighting fixtures, on timers (if possible), that shall not exceed 0.5 footcandles; c), conforming signage; and d) the location of sight-triangles.
5. Applicant shall obtain any required outside agency approvals, including and not limited to, New Jersey Department of Transportation, Burlington County Planning Board (for Maple Ave frontage), Burlington County Department of Health (for well and septic), Burlington County Soil Conservation Service, and the New Jersey Pinelands Commission (no call-up letter).