



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 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

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	

PROFESSIONALS

Planning Board Attorney
Planning Board Engineer
Planning Board Admin/Secretary

Christopher J. Norman, Esq. - The Platt Law Group
Frank Little, P.E. - Owen, Little & Associates, Inc.
Natalie Lewis

RESOLUTIONS FOR MEMORIALIZATION

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

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	

- A motion was made and seconded to approve.
 - Motion: Steele
 - Seconded: Turlish
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

MINUTES SUBMITTED FOR APPROVAL

Minutes for the meeting of August 20, 2025

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	

- A motion was made and seconded to approve.
 - Motion: Neuweiler
 - Seconded: McGettigan
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

CORRESPONDENCE

No correspondence at this time.

NEW BUSINESS/APPLICATIONS

No new business currently.

OLD BUSINESS / APPLICATIONS

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

Presentation - Those speaking on the application were sworn in.

- Applicant: George Kurtz for New Gretna Development, LLC.
- Applicant's Attorney: Thomas H. Dacy, Esquire
- Planning Board Engineer: Frank Little, P.E. - Owen, Little & Associates, Inc.
 - The minor subdivision application for George Kurtz of New Gretna Development LLC was introduced.
 - Tom Dorsey, representing George Kurtz, provided the history and status of the subdivision application.
 - A request was made for an extension of the 190-day expiration period due to delays in DEP approval.

DEP Approval and Extension Request

- DEP determined the presence of an exceptional value wetland, requiring a 150-foot buffer.
- A two-year extension was requested to allow time for recording the subdivision plan before DEP finalizes its paperwork.
- A suggestion was made to revise the DEP approval condition to "outside agency approval" to facilitate the process.
- Discussion took place regarding the option of a one-year or two-year extension, considering ongoing DEP delays.

Comments and Clarifications

- The impact of DEP delays on the subdivision approval process was discussed.
- A proposal was made to permit filing of the subdivision map pending DEP approval, with a deed notice informing buyers of the pending status.
- Concerns were raised about potential financial penalties for selling lots before receiving subdivision approval.
- It was clarified that the subdivision approval would remain contingent on DEP approval, protecting the municipality and future property owners.

Discussion on Map Filing and Public Concerns

- The need to file the map was explained to protect an agreement of sale between George Kurtz and a buyer.
- Technical aspects of filing the map and the potential implications of DEP's final determination were discussed.

PUBLIC COMMENT ON THE APPLICATION - OPEN

- A motion was made and seconded to approve.
 - Motion: Adams
 - Seconded: Neuweiler
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

William A. - Bass River Resident

- A question was asked whether a lot buyer can hire any builder.
 - The response was that there are no restrictions on the choice of builder, as long as the builder complies with applicable regulations.

Discussion

- DEP identified an exceptional value wetland requiring a 150-foot buffer.
- This delayed final DEP approval.
- A two-year extension was requested to allow time to record the subdivision plan before final DEP paperwork is issued.
- A suggestion was made to change the DEP approval condition to “outside agency approval” to streamline the process.
- Some board members considered a one-year extension.
- Others supported a two-year extension due to continued DEP delays.
- The applicant proposed filing the map with a deed notice indicating DEP approval is pending.
- This would allow property sales to proceed while informing buyers of the status.
- Approval would remain contingent on final DEP approval.
- Concerns were raised about financial penalties for selling lots prematurely.
- The applicant confirmed no final sale would occur without DEP approval and that a deadline would protect all parties.
- Filing the map is necessary to protect an existing sale agreement.
- Public comments raised concerns about how DEP delays affect land transfers and development.
- The importance of accurate documentation and permits was emphasized.

Jack M. - Bass River Resident

- Does that mean that partial submissions meet the requirements for building?
 - Response: Yes, all of them do.

Discussion - Subject: Responsibility for Road Maintenance

- Expressed concern about avoiding a repeat of the “Teaberry situation”, where a road was constructed and paved, and maintenance (e.g., plowing) became the township’s responsibility.
- Stressed the importance of not allowing that to happen.
- Noted that the subdivision involves three private individuals.
- Suggested that either the county or the builder would be responsible for installing the apron at the entrance.
- Clarified that from the apron inward, maintenance should be the responsibility of the homeowner.

PUBLIC COMMENT ON THE APPLICATION - CLOSE

- A motion was made and seconded to approve.
 - Motion: Adams
 - Seconded: Neuweiler
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

BOARD DISCUSSION

- No need to grant a one-year extension if the applicant is allowed to file the map now.
- The standard 190-day period applies for recording the map.
- The applicant is expected to file the map quickly.
- Since there is no delay related to wetlands, the one-year extension is unnecessary.
- The 190-day deadline will be counted from the original expiration date in May.
- There was some informal discussion about where that deadline falls, with a comment to “give them more” or “give them a gift,” implying a willingness to be flexible or generous.

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			

- A motion was made and seconded to approve.
 - Motion: Adams
 - Seconded: Allen
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

PUBLIC COMMENT ON THE APPLICATION - OPEN

- A motion was made and seconded to approve.
 - Motion: Adams
 - Seconded: Neuweiler
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

William V. - Bass River Resident

Asked for a received clarification on the Nicklow application.

Naylor - 111 North Maple Avenue

- Asked if any ordinance on record limits the number of religious establishments allowed within the Village. Wants to clarify whether the Village has any zone ordinances or regulations that restrict the number or density of religious institutions in each area.
- Asked if he has a house and wanted to turn it into a church and stop paying taxes, he can?

Discussed:

- Check if the town allows a house to become a church. Some places need special approval for that.
- There may be rules for parking, lot size, and distance from other buildings.
- To qualify, the group must be a nonprofit and use the building for religious purposes only.
- They must apply to the local tax office.
- Rules must still follow state and federal laws that protect religious groups.

Mr. Anderson - Guest of the Meeting

- **Asked the status of Viking.**
 - The purpose of the structure is believed to be storage.
 - If the use is properly documented and permitted, then it is allowed.
 - The engineer confirmed that the applicant came before the board and received site plan approval to build the structures.
 - The project is legitimate — they have both an approved site plan and issued building permits.

PUBLIC COMMENT - CLOSE

- A motion was made and seconded to approve.
 - Motion: Adams
 - Seconded: Allen
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

DISCUSSION:

Cannabis Regulatory

- No business at this time / No discussion at this time.

Caldwell Marine

- They have not appeared before the board.
- One board member spoke with them approximately a year and a half ago.
- There has been no further contact or updates since that time.
- Reference was made to the attorney they hired, but no further action or clarification was provided.
- Code enforcement status was questioned.
- It was stated that they are still being fined.
- Fines are related to a building addition constructed without permits or site plan approval.

ADJOURNMENT Time: 7:34 p.m.

- A motion was made and seconded to approve.
 - Motion: Adams
 - Seconded: Neuweiler
 - Yes: All present voted in favor of the motion.
 - Motion: Carried

PUBLIC NOTICE

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

Respectfully submitted,

Natalie Lewis

Land Use Board Administrator
Land Use Board Secretary