



# 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

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

## PLANNING / ZONING BOARD MEETING

APRIL 15, 2026 AT 6:30 P.M.

### AGENDA

#### CALL TO ORDER / FLAG SALUTE

#### 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 10, 2026.
- This Notice was given to the Municipal Clerk and posted on the bulletin board in the Municipal Building and on the Township website.

#### RESIGNATION OF PLANNING / ZONING BOARD MEMBER

- Class IV Member Richard Steele Term to expire December 31, 2029
- Authorize notification to the governing body for a replacement appointment

#### RECORD OF ATTENDANCE / ROLL CALL

BOARD MEMBERS	CLASS	TERM EXPIRES	PRESENT	ABSENT
William “Rick” Adams	Class 1 - Mayor	12/31/2026		
Vacant	Class 2 - Employee	12/31/2026	-	-
Jane Allen	Class 3 - Commissioner	12/31/2026		
Cindy Ruffo	Class 4 - Resident	12/31/2029		
Robert Neuweiler	Class 4 - Resident	12/31/2029		
Vacant	Class 4 - Resident	12/31/2029	-	-
Stacy D. Turlish	Class 4- Resident	12/31/2026		
James McGettigan	Class 4- Resident	12/31/2026		
Barbara Dillion	Class 4- Resident	12/31/2027		
Malinda Fritz	Class 4- Resident	12/31/2027		
John Ewert	Alt 1 - Resident	12/31/2027		
Carrie Crowley	Alt 2 - Resident	12/31/2026		

#### 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**

**Resolution 2026-7**

Minor Site Plan

Applicant: WALLIS, MARK A & JOAN

Owner: WALLIS, MARK A & JOAN

Location: 2045 ROUTE 542 a/k/a 2045 Hammonton Road

Block 57, Lot 45.07

Bass River Township, Burlington County, New Jersey

**MINUTES SUBMITTED FOR APPROVAL**

Minutes for the meeting of March 18, 2026

**OLD BUSINESS - NONE**

**PUBLIC COMMENT FOR LAND USE MATTERS ONLY**

Planning Board meetings address only municipal land-use matters, including zoning, permitting, land development, and subdivisions. Any other issues should be brought to the Bass River Township Governing Body at their regularly scheduled meetings.

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

Public Comment - open.

Public Comment - closed.

**BOARD DISCUSSION**

**ADJOURNMENT**

**Time:** \_\_\_\_\_ p.m.

**PUBLIC NOTICE**

**Next scheduled meeting is: May 20, 2026 at 6:30 p.m.**

TOWNSHIP OF BASS RIVER  
LAND USE BOARD  
RESOLUTION #2026-

**Mark and Joan Wallis  
2045 Hammonton Road  
(Block 57 Lot 45.02)**

**Bulk Variance Approval to Permit Construction of 30' X 40' (1,200 Square Foot) Accessory Pole  
Barn Garage**

**WHEREAS**, Applicant, Mark and Joan Wallis, requests bulk variance approval to permit construction of a 30' X 40' accessory pole barn garage with bulk variance from side-yard setback (15-feet proposed; 20-feet required) and rear-yard setback (10 feet proposed; 30 feet required) requirements on their 1.7-acre residential property at 2045 Hammonton Road in the VR Village Residential Zoning District, which property is more particularly described as Block 57, Lot 45.02 on the Tax Map of the Township of Bass River; and,

**WHEREAS**, Applicant submitted the following exhibits in support of the Application:

- A-1 Application Form;
- A-2 Plan of Survey, prepared by Nelke, Constantine & Associates, Inc., dated 5/12/86, last revised to 2/87;
- A-3 Report of the Bass River Land Use Board Engineer, dated February 18, 2026, consisting of two (2) pages; and
- A-4 Proposed Elevations for Pole Barn Shed; and

**WHEREAS**, Applicant provided public and personal notice in accordance with the requirements of N.J.S.A. 40:55D-12; and

**WHEREAS**, after hearing and considering the testimony of Applicant, and the exhibits submitted with the application, the February 18, 2026 report and testimony of the Land Use Board Engineer, the Land Use Board finds as follows:

1. Applicant requests bulk variance approval to permit construction a 30' X 40' accessory pole barn garage on his residential property at property at 2045 Hammonton Road in the VR Village Residential Zoning District. The subject property is undersized, consisting of 1.7 acres, and is developed with a single-family dwelling. The proposed accessory garage is a permitted use in the VR Village Residential Zone.
2. Applicant requests a bulk variance with bulk variance from side-yard setback (15-feet proposed; 20-feet required) and rear-yard setback (10-feet proposed; 30 feet required) requirements.
3. Applicant testified that the garage would be compatible to his residential dwelling and will be used to park two motor vehicles, a boat and lawnmower. Applicant agreed to submit and record a deed restriction that the garage may only be used for accessory residential purposes. Applicant indicated the granting of the bulk variances and will not substantially impair his neighborhood, Zone Plan and Master Plan of Bass River Township as no tree removal will be required and the rear of this property where the pole barn garage will be sited is screened by a wooded area. Applicant also proposes to construct a conforming 6' high vinyl fence.
4. The Land Use Board Engineer did not oppose the granting of bulk variance relief.
5. The Land Use Board finds and concludes that the proposed accessory pole-bard should be granted bulk variance relief because it will promote the utility of the residential use of the subject property. The Board further finds that the granting of the requested bulk variance relief will not substantially impair the neighborhood, Zone Plan, which allows residential accessory structures, and Master Plan.
6. The Land Use Board finds that the granting of the requested relief satisfies the terms and conditions of the Land Development Regulations of the Township of Bass River, subject to the conditions hereinafter set forth.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Township of Bass River that the within application for bulk variance relief to permit a 30' X 40' accessory pole barn garage is hereby granted subject to the following conditions:

1. Applicant shall pay all taxes, fees and required escrow deposits which may be due and owing.
2. Applicant shall comply with the recommendations set forth in the Board Engineer's February 18, 2026 review letter.
3. Applicant shall submit a form of deed restriction for review and approval by the Board Attorney that the proposed pole barn garage will be used for accessory residential purposes only and shall thereafter record same with the Burlington County Clerk's Office.

Certified to be a true and correct copy of a Resolution adopted by the Land Use Board at its meeting of April 15, 2026.

DATED:

TOWNSHIP OF BASS RIVER  
LAND USE BOARD

ATTEST:

\_\_\_\_\_  
NATALIE LEWIS, SECRETARY

\_\_\_\_\_  
CINDY RUFFO, CHAIRMAN

Motion to Approve by:

Seconded by:

Opposed:

Abstentions: