



# 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

## PLANNING / ZONING BOARD MEETING APRIL 15, 2026 AT 6:30 P.M. MINUTES

### 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

The Board acknowledged receipt of the resignation letter from Class IV Member Richard Steele (term expiring December 31, 2029), formally accepted his resignation, noted the effective date for the record, and authorized notification to the governing body to proceed with a replacement appointment.

### RECORD OF ATTENDANCE / ROLL CALL

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

### PROFESSIONALS

- ✓ Planning Board Attorney
- Excused 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

BOARD MEMBERS	MOVED	SECONDED	YES	NO	ABSTAIN	ABSENT
1. William "Rick" Adams		x	x			
2. Jane Allen	x		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 March 18, 2026

BOARD MEMBERS	MOVED	SECONDED	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	x			
8. Barbara Dillion			x			
9. Malinda Fritz	x		x			
10. John Ewert			x			
11. Carrie Crowley			x			

**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 - Ms. Ruffo opened the meeting to Public Comment.

**Timothy Harrigle - Riverside Drive**

This matter falls outside the jurisdiction of the Planning/Zoning Board and should be directed to the governing body for review and action; however, it was noted during public comment.

- Resident stated this was their third appearance regarding unresolved driveway and roadside restoration issues on Riverside Drive.
- Resident indicated prior communication that work would occur between the 1st–6th or 6th–16th, but no resolution to date.
- Concern raised regarding the use of street sweepings (sand, gravel, and glass) placed along roadway edges; residents report visible glass and objects in the material being used in residential areas.
- Resident stated the material has compacted after rain, leaving a two-foot-wide strip of hard-packed sand, stone, and debris, impacting lawn maintenance.
- Resident believes restoration should be addressed along the entire street, not only at individual properties.

**Response:**

- Board/representative noted the resident previously indicated the driveway condition was acceptable before further review.
- Site was later re-evaluated; contractor (Arawak) is scheduled to return during upcoming work on North Maple to address driveway concerns.
- Planned corrective action includes removing existing stone and installing crushed concrete, with top soil to be placed in front yard areas as needed.
- Timeline depends on county roadway schedule; Township does not control county road timing.
- Commitment made to ensure the resident’s property is addressed during the upcoming work.
- Broader street concerns noted; no additional formal complaints were received at this time.

**PUBLIC COMMENT - CLOSED**

No members of the public came forward; public comment was closed.

**A motion was made and seconded to close public comment.**

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

**BOARD DISCUSSION**

- Question raised about restricting data centers via ordinance based on other towns’ actions.
- Clarified this would be a governing body (Township Committee) matter, not Planning/Zoning Board.
- Attorney noted a draft ordinance exists that could prohibit data centers in all zoning districts.
- Ordinance includes a broad definition to prevent loopholes/workarounds.
- Concern discussed regarding noise impacts (reported travelling long distances).
- Township currently has a noise ordinance, unlike some other municipalities.
- Consensus: limited suitable properties in town, but preference to act proactively.
- Information to be shared with Township Committee for consideration.

**ADJOURNMENT**

**Time: 6:43 p.m.**

**PUBLIC NOTICE**

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

Respectfully submitted,

*Natalie Lewis*

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Secretary / Administrator  
Planning / Zoning Board