



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

PLANNING / ZONING BOARD MEETING MINUTES FOR FEBRUARY 18, 2026 - 6:30 P.M.

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.

RECORD OF ATTENDANCE / ROLL CALL

BOARD MEMBERS	CLASS	TERM EXPIRES	PRESENT	ABSENT
1. William “Rick” Adams	Class 1 - Mayor	12/31/2026	X	
2. Vacant	Class 2 – Employee	12/31/2026		
3. Jane Allen	Class 3 - Commissioner	12/31/2026	X	
4. Cindy Ruffo	Class 4 - Resident	12/31/2029	X	
5. Robert Neuwiler	Class 4 - Resident	12/31/2029	X	
6. Richard Steele	Class 4 – Resident	12/31/2029		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	Class 4 – Resident	12/31/2027		X
12. Carrie Crowley	Alt 2 - Resident	12/31/2026		X

PROFESSIONALS

x _____ Planning Board Attorney Christopher J. Norman, Esq. - The Platt Law Group
Excused Planning Board Engineer Frank Little, P.E. - Owen, Little & Associates, Inc.
x _____ Planning Board Admin/Secretary Natalie Lewis

RESOLUTIONS

None

MINUTES SUBMITTED FOR APPROVAL

Minutes for the meeting of January 21, 2026 Tabled

APPLICATION(S)

None

OLD BUSINESS

None

PUBLIC COMMENT FOR LAND USE MANNERS ONLY

Planning Board meetings focus solely on municipal land-use matters. Any other issues should be brought to the Bass River Township Governing Body at their regularly scheduled meetings.

PUBLIC COMMENT - OPENED

Ms. Ruffo opened the meeting for public comment.

PUBLIC COMMENT - CLOSED

There being no further comments from the Members or the public, a motion was made to close this portion of the meeting. All in favor.

COMMISSIONERS' REPORT AND MEMBERS' DISCUSSION

- **Future of Business in Town**
 - Discuss vision for vacant corner lots.
 - What types of businesses do residents want?
 - Encourage long-term planning, even when no formal applications are pending.
- **Tree Clearing / Property Maintenance**
 - Brush and dead tree removal permitted; major development requires site plan approval.
 - Landscaping and improvements addressed during site plan review.
 - Township enforces grass/property maintenance ordinances and bills owners when necessary.
- **Do Not Cancel Meetings**
 - Continue holding meetings even if there is no formal business.
 - Use time for planning and economic development discussions.
- **Redevelopment / Rehabilitation Tools**
 - Consider redevelopment or rehabilitation area designations.
 - Tax abatement options (5-year phased programs).
 - PILOT agreements allow tax incentives while the municipality retains most of the revenue.
 - Encourages investment and shows the town is business-friendly.
- **Ordinance Review**
 - Review site plan, landscaping, signage, and commercial standards.
 - Ensure ordinances align with desired town character (not overly restrictive but maintain quality).
- **Recent Ordinance Adopted**
 - Amendment to Title 8 (Health & Safety), Chapter 8.20 (Nuisances).
 - Regulates the number of unregistered motor vehicles and boats on private property.
 - Adopted February 9, 2026.

There being no further comments from the Commissioners or Members, a motion was made to adjourn the meeting. All in favor.

ADJOURNMENT **Time: 6:48 p.m.**

PUBLIC NOTICE **Next scheduled meeting is: March 18, 2026, at 6:30 p.m.**

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Secretary - Planning / Zoning Board