



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 REORGANIZATION MINUTES FOR JANUARY 21, 2026 - 6:30 P.M.

CALL TO ORDER / FLAG SALUTE

The meeting was called to order by Christopher J. Norman, Esquire, at 6:30 p.m.

OPEN PUBLIC MEETING ACT - “SUNSHINE LAW”

The Open Public Meeting Act was read by Christopher J. Norman, Esquire.

- 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.

OATH OF OFFICE ADMINISTERED - PLANNING BOARD MEMBERSHIP - 40:55D-23

- Oath of Office - Class I: Mayor William “Rick” Adams
- Oath of Office - Class III: Commissioner Jane Allen
- Oath of Office - Class IV: Cindy Ruffo Term to expire December 31, 2029

RECORD OF ATTENDANCE / ROLL CALL

BOARD MEMBERS	CLASS	TERM EXPIRES	PRESENT	ABSENT
1. William “Rick” Adams	Class 1 - Mayor	12/31/2026	x	
2. Jane Allen	Class 3 - Commissioner	12/31/2026	x	
3. Cindy Ruffo	Class 4 - Resident	12/31/2029	x	
4. Stacy D. Turlish	Class 4- Resident	12/31/2026	x	
5. Richard Steele	Class 4 - Resident	12/31/2029		x
6. Robert Neuweiler	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 2 - Resident	12/31/2028		x
11. Carrie Crowley	Alt 2 - Resident	12/31/2026	x	

PROFESSIONALS

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

NOMINATION OF BOARD CHAIR

- Motion to nominate Chair Cindy Ruffo
 - Term to expire December 31, 2029
 - Administration of the Oath of Office for the Chair

BOARD MEMBERS	MOVED	SECONDED	YES	NO	ABSTAINED	ABSENT
1. William "Rick" Adams	x		x			
2. Jane Allen		x	x			
3. Cindy Ruffo			x			
4. Stacy D. Turlish			x			
5. Richard Steele						x
6. Robert Neuweiler						x
7. James McGettigan						x
8. Barbara Dillion			x			
9. Malinda Fritz						x
10. John Ewert						x
11. Carrie Crowley			x			

NOMINATION OF BOARD CO-CHAIR

- Motion to nominate Vice-Chair Stacy Turlish
 - Term to expire December 31, 2029
 - Administration of the Oath of Office for the Vice-Chair

BOARD MEMBERS	MOVED	SECONDED	YES	NO	ABSTAINED	ABSENT
1. William "Rick" Adams	x		x			
2. Jane Allen		x	x			
3. Cindy Ruffo			x			
4. Stacy D. Turlish			x			
5. Richard Steele						x
6. Robert Neuweiler						x
7. James McGettigan						x
8. Barbara Dillion			x			
9. Malinda Fritz						x
10. John Ewert						x
11. Carrie Crowley			x			

RESOLUTIONS FOR MEMORIALIZATION - CONSENT AGENDA

The items listed below are considered routine by the Land Use Planning Board and will be enacted by one motion.

Resolution 2025- <u>1</u>	Appointment Planning Board Attorney
Resolution 2025- <u>2</u>	Appointment of Planning Board Engineer/Planner
Resolution 2025- <u>3</u>	Appointment of PB Administrator/Recording Secretary
Resolution 2025- <u>4</u>	Designation of Official Newspapers
Resolution 2025- <u>5</u>	Setting Annual PB Meeting Schedule
Resolution 2025- <u>6</u>	OPMA-Public Comment During Planning Board Meetings

BOARD MEMBERS	MOVED	SECONDED	YES	NO	ABSTAINED	ABSENT
1. William "Rick" Adams	x		x			
2. Jane Allen		x	x			
3. Cindy Ruffo			x			
4. Stacy D. Turlish			x			
5. Richard Steele						x
6. Robert Neuweiler						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 - OCTOBER 15, 2025

BOARD MEMBERS	MOVED	SECONDED	YES	NO	ABSTAIN	ABSENT
1. William "Rick" Adams		x	x			
2. Jane Allen	x		x			
3. Cindy Ruffo			x			
4. Stacy D. Turlish			x			
5. James McGettigan						x
6. Barbara Dillion			x			
7. Malinda Fritz						x
8. Carrie Crowley			x			

MINUTES SUBMITTED FOR APPROVAL - DECEMBER 3, 2025

BOARD MEMBERS	MOVED	SECONDED	YES	NO	ABSTAIN	ABSENT
1. William "Rick" Adams		x	x			
2. Jane Allen					x	
3. Cindy Ruffo					x	
4. Stacy D. Turlish					x	
5. James McGettigan						x
6. Barbara Dillion	x		x			
7. Malinda Fritz						x
8. John Ewert			x			
9. Carrie Crowley			x			

APPLICATION(S) - None

OLD BUSINESS - None

PUBLIC COMMENT – AGENDA ITEMS ONLY

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

PUBLIC COMMENT - OPENED

Ms. Ruffo opened the meeting to Public Comment.

Timothy Harrigle - 8 Riverside Drive

- The Commissioners will follow up with the Riverside resident regarding the driveway and road elevation concern at 8 Riverside. The Commissioners will provide the resident with a response or next steps, as this matter does not fall under the Land Use Board's jurisdiction.

PUBLIC COMMENT - CLOSED

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

COMMISSIONERS' REPORT / BOARD DISCUSSION

No reports.

ADJOURNMENT Time: 6:52 p.m.

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

Respectfully submitted,

Natalie Lewis

Secretary / Administrator
Planning / Zoning Board