



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 JULY 15, 2026 – 6:30 P.M. MINUTES

CALL TO ORDER / FLAG SALUTE

Chairperson Cindy Ruffo called the regular meeting of the Bass River Township Planning/Zoning Board to order at 6:30 p.m. and led those present in the Pledge of Allegiance.

OPEN PUBLIC MEETINGS ACT ("SUNSHINE LAW")

This meeting of the Bass River Township Planning Board was held in accordance with the Open Public Meetings Act ("OPMA"), N.J.S.A. 10:4-6 et seq.

Notice of this meeting was:

- Published in the *Atlantic City Press* and *The Beacon* on January 10, 2026;
- Filed with the Municipal Clerk;
- Posted on the bulletin board in the Municipal Building; and
- Posted on the Township website.

ROLL CALL

BOARD MEMBER	CLASS	PRESENT	ABSENT
William "Rick" Adams, Mayor	Class I	X	
Jane Allen	Class III	X	
Cindy Ruffo	Class IV	X	
Robert Neuweiler	Class IV		X
Carrie Crowley	Class IV	X	
Stacy D. Turlish	Class IV	X	
James McGettigan	Class IV	X	
Barbara Dillion	Class IV		X
Malinda Fritz	Class IV		X
John Ewert	Alternate No. 1	X	
Raymond Ridsen	Alternate No. 2		X

PROFESSIONALS

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

RESOLUTIONS FOR MEMORIALIZATION

RESOLUTION 2026-8 FOR ORDINANCE 2026-4 – DESIGNATING DATA CENTERS AS A NON-PERMITTED USE IN ALL ZONING DISTRICTS

- Chairperson Ruffo introduced the resolution and asked if there were any questions from the Board.
- Attorney Christopher Norman explained that the Planning Board's responsibility was to determine whether the proposed ordinance was substantially consistent with the Township Master Plan.
- Although the Master Plan does not specifically address data centers, Attorney Norman explained that data centers were not common when the Master Plan was adopted and that the proposed ordinance is not inconsistent with the Master Plan. He further noted that many municipalities throughout New Jersey have adopted similar ordinances because of the significant energy and water demands associated with data centers.

Mayor Adams briefly excused himself from the meeting.

PUBLIC COMMENT ON RESOLUTION

Chairperson Ruffo opened the meeting to the public for comments regarding the ordinance.

- Motion: Allen
- Second: McGettigan
- All in Favor: Aye.

No members of the public offered comments.

- Chairperson Ruffo requested a motion to close the public comment portion.
- Motion: Allen
- Second: Turlish
- All in Favor: Aye.

BOARD DISCUSSION

During Board discussion:

- Attorney Norman noted that Bass River Township lacks the public water and sewer infrastructure necessary to support a data center.
- He explained that Pinelands water allocation regulations would make this type of development highly unlikely.
- Board members agreed they did not wish to encourage this type of use within the Township.
- Attorney Norman advised that the ordinance had already been introduced by the Township Committee and that the Planning Board's review for Master Plan consistency would complete the Board's responsibility unless a future application was submitted.

Attorney Norman recommended one motion finding the ordinance substantially consistent with the Master Plan and adopting the Board's consistency resolution.

Ms. Ruffo requested a motion.

- **Motion:** Turlish
- **Second:** Allen

Roll Call Vote

- Jane Allen Yes
- Cindy Ruffo Yes
- Carrie Crowley Yes
- Stacy Turlish Yes
- James McGettigan Yes
- John Ewert Yes
- **Motion** Carried.

Mayor Adams returned to the meeting after being briefly excused.

PUBLIC COMMENT

Ms. Ruffo opened the public comment portion of the meeting and reminded the public that comments were limited to Municipal Land Use matters.

- **Motion:** Adams
- **Second:** Allen
- **All in Favor:** Aye.

Jack McKernan – East Greenbush Road

- Mr. McKernan asked whether the recently subdivided property fronting East Greenbush Road would become residential or remain commercial.
- Attorney Norman explained that subdivision creates separate lots but does not change the zoning or permitted use of the property.
- Board members stated that the property remains commercially zoned and that no development application has been submitted to the Planning Board. They further explained that if any future proposal complies with all zoning requirements, Planning Board approval may not be required.

Pam H. – West Road

- Asked whether the property had previously been approved for three houses.
- Ms. Ruffo clarified that the Board approved a three-lot subdivision, not approval for three homes.

There being no further public comment, Ms. Ruffo requested a motion to close the public comment portion.

- **Motion:** Adams
 - **Second:** McGettigan
 - **All in Favor:** Aye.
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APPROVAL OF MINUTES - JUNE 17, 2026

Ms. Ruffo requested a motion to approve the minutes.

- **Motion:** Turlish
- **Second:** Allen

Roll Call Vote

- Mayor Adams Yes
- Jane Allen Yes
- Cindy Ruffo Yes
- Carrie Crowley Yes
- Stacy Turlish Yes
- James McGettigan Abstained
- John Ewert Yes
- **Motion** Carried.

CORRESPONDENCE

None.

BUSINESS / APPLICATIONS

None.

DISCUSSION / BOARD COMMENTS / PROFESSIONAL COMMENTS

None.

ADJOURNMENT - 6:43

There being no further business before the Board, Ms. Ruffo requested a motion to adjourn.

- **All in Favor:** Aye.
- The meeting was adjourned.

NEXT REGULAR MEETING

Wednesday, August 19, 2026 - 6:30 p.m.

Respectfully submitted,

Natalie Lewis

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Planning Board Administrator/Secretary