



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

(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 JUNE 17, 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.

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 Neuweiler	Class 4 - Resident	12/31/2029	X	
6. Carrie Crowley	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	Alt 1 - Resident	12/31/2028		X
12. Raymond Risdén	Alt 2 - Resident	12/31/2026	X	

PROFESSIONALS

Present Planning Board Attorney

Excused Planning Board Engineer

Present Planning Board Admin/Secretary

Christopher J. Norman, Esq. - The Platt Law Group

Frank Little, P.E. - Owen, Little & Associates, Inc.

Natalie Lewis

OATH OF OFFICE

The Class 4 member, **Robert Neuweiler**, was officially sworn into office on June 17, 2026, to serve a four-year term on the Planning/Zoning Board. His term will expire on December 31, 2029.

MINUTES SUBMITTED FOR APPROVAL

Motion was made and seconded to approve the minutes of the May 20, 2026 meeting.

- Vote: Motion carried. Minutes approved.

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

RESOLUTIONS

- None

APPLICATIONS

- None

CORRESPONDENCE

- None

PROFESSIONAL REPORTS

- None

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.
- There were no members of the public wishing to speak.
- Public Comment - closed.

BOARD DISCUSSION

Data Center and Distribution Center Ordinance

- The Board discussed the proposed ordinance regarding data centers and the possibility of extending its duration from three years to five years.
- It was noted that the ordinance has completed its first reading and is scheduled for second reading on July 13.

- Discussion included forwarding the ordinance to the Pinelands Commission for review to facilitate a timely response.
- Members discussed the environmental impacts associated with data centers, including concerns related to nearby state forests and protected lands.
- Reference was made to public opposition to data center development and petitions submitted on the matter.
- The Board discussed data center projects in neighboring municipalities and associated development impacts.
- It was noted that the Planning Board will be required to review the ordinance for consistency with the Master Plan.
- Members discussed expanding the ordinance to include distribution centers.
- A final draft of the ordinance will be needed before preparation of a Master Plan consistency resolution.
- Clarification was provided regarding information received from the Pinelands Preservation Alliance, noting it is a nonprofit organization and not a governmental agency.

Subcommittee Review

- The Board discussed the need to update and modernize the Township's sign regulations.
- Discussion included the creation of revised standards addressing sign size, materials, awning signs, window signs, and nonconforming signs.
- Members discussed including photographs and enforcement examples within the draft regulations to provide additional clarity.
- The importance of maintaining consistency with the existing sign ordinance while amending only necessary sections was emphasized.
- It was noted that enforcement of sign regulations would remain the responsibility of the Zoning Officer.
- The Board discussed obtaining input from the Historic Commission as part of the review process.
- Members agreed that draft sign ordinance amendments should be prepared for discussion at a future meeting.

Other Business

- Information regarding the Main Street Revitalization Grant program was discussed and will be shared with interested parties.

Action Items

- Forward the proposed data center and distribution center ordinance to the Pinelands Commission for review.
- Prepare a Master Plan consistency resolution upon receipt of the final ordinance draft.
- Provide the final ordinance draft to the individual responsible for preparing the resolution.
- Draft revised sign ordinance language for Board review at a future meeting.
- Review the existing sign ordinance and ensure proposed amendments are consistent with current regulations.
- Distribute Main Street Revitalization Grant information to interested parties.

ADJOURNMENT

Time: 6:53 p.m.

PUBLIC NOTICE

Next scheduled meeting is: July 15, 2026 at 6:30 p.m.

Respectfully submitted,

Natalie Lewis

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Board Administrator/Board Secretary