



# 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 MINUTES FOR MARCH 18, 2026

### 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.

### APPOINTMENT TO PLANNING BOARD BY THE MAYOR AND OATH OF OFFICE

- Class IV Member Robert Neuweiler Term to expire December 31, 2029
- Class IV Member Richard Steele Term to expire December 31, 2029

### RECORD OF ATTENDANCE / ROLL CALL

BOARD MEMBERS	CLASS	TERM EXPIRES	PRESENT	ABSENT
William “Rick” Adams	Class 1 - Mayor	12/31/2026	x	
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
Richard Steele	Class 4 - Resident	12/31/2029		x
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	12/31/2028	x	
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

### RESOLUTIONS - NONE

### MINUTES SUBMITTED FOR APPROVAL

Minutes for the meeting of \_\_\_\_\_ January 21, 2026 \_\_\_\_\_ Tabled  
 Minutes for the meeting of \_\_\_\_\_ February 18, 2026 \_\_\_\_\_

## **NEW BUSINESS - APPLICATION(S)**

### 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

### **Presentation - Those speaking on the application were sworn in.**

- Applicant: Mark Wallis
- Planning Board Engineer: Frank Little, P.E. - Owen, Little & Associates, Inc.
- A minor site plan application for a 30x44 pole barn.
- Proposed a 10-foot rear setback and a 15-foot side setback, which was approved.
- Concerns were raised about the ordinance's setback requirements.
- The board also discussed potential deed restrictions to prevent commercial use.

### **PUBLIC COMMENT ON THE APPLICATION**

- **OPENED** - Ms. Ruffo opened this portion of the meeting to Public Comment.
- **NO COMMENTS** - There being no comments from the public, this portion of the meeting was hereby closed.
- **CLOSED** - Ms. Ruffo closed this portion of the meeting to the public.

### **A motion was made and seconded to close public comment on the application.**

- Motion: Adams
- Seconded: Allen
- Yes: All present voted in favor of the motion.
- Motion: Carried

### **BOARD COMMENTS**

#### **Application Summary – 2045 Hammonton Road**

- Applicant proposes construction of a 30' x 44' pole barn
- Use: Two-car garage and boat storage (residential accessory use only)
- Location: Rear yard, aligned with existing driveway

#### **Variance Requested**

- Required rear setback: 30 feet → Proposed: 10 feet
- Required side setback: 20 feet → Proposed: 15 feet

#### **Additional Details**

- 6-foot fence proposed
- No tree clearing required (lot mostly cleared)
- Pole barn to match house color as closely as possible

#### **Board/Professional Comments**

- No major concerns from Board professionals
- Noted that similar applications have been approved
- Suggestion to consider future ordinance update for accessory structures

#### **Applicant Testimony**

- Structure for personal use only (no business use)
- Agreed to deed restriction limiting use to residential accessory purposes

## Board Discussion

- Deed restriction would apply to future property owners
- Board may have the ability to modify/remove restrictions in the future

## NEXT STEPS FOR THE APPLICANT

- Resolution will be prepared for the **next meeting**
- Resolution will **memorialize approval** and summarize testimony
- After memorialization, the applicant may apply for a **zoning permit**
- Then apply for a **building permit**
- Construction may begin once permits are issued

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

A motion was made and seconded to approve.

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

## OLD BUSINESS - NONE

## PUBLIC COMMENT - OPENED

Ms. Ruffo opened the meeting to Public Comment.

## Timothy Harrigle - Riverside Drive

- Asked about issues with road grading and drainage on Riverside Drive, with plans for further inspection and potential adjustments. This is not a planning/zoning board matter.

## 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: Adams
- Seconded: Allen
- Yes: All present voted in favor of the motion.
- Motion: Carried

**BOARD DISCUSSION**

At the Mayor's request, no Planning / Zoning Board meetings will be cancelled. All members are respectfully requested to attend as scheduled. If you are unable to be present, please notify the Board Secretary in advance.

**ADJOURNMENT**                      **Time: 6:50 p.m.**

Respectfully submitted,

*Natalie Lewis*

Secretary / Administrator  
Planning / Zoning Board

**PUBLIC NOTICE**                      **Next scheduled meeting is: April 15, 2026 at 6:30 p.m.**