



# 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 MAY 20, 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.

### OATH OF OFFICE / SEATING OF NEW BOARD MEMBER

- Nomination for Class IV Member position with a term expiring December 31, 2029.
  - **Carrie Crowley**

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. Stacy D. Turlish		x	x			
6. James McGettigan			x			
7. Barbara Dillion						x
8. Malinda Fritz			x			
9. John Ewert			x			
10. Carrie Crowley			x			

- Nomination for the Alternate No. 2 Member position with a term expiring December 31, 2026.
  - **Raymond Ridsen**

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. Carrie Crowley			x			
6. Stacy D. Turlish		x	x			
7. James McGettigan			x			
8. Barbara Dillion						x
9. Malinda Fritz			x			
10. John Ewert			x			
11. Raymond Ridsen			x			

### RECORD OF ATTENDANCE / ROLL CALL

BOARD MEMBERS	CLASS	TERM EXPIRES	PRESENT	ABSENT
William "Rick" Adams	Class 1 - Mayor	12/31/2026	X	
Vacant	Class 2 - Employeee	12/31/2026	-	-
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
Carrie Crowley	Class 4 - Resident	12/31/2029	-	-
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	12/31/2027	X	
Raymond Ridsen	Alt 2 - Resident	12/31/2026	X	

**Ms. Dillion arrived at the meeting at 6:35 p.m., following roll call. She apologized to the Board Members for her late arrival due to traffic.**

### 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 Admin/Secretary      Natalie Lewis

### MINUTES SUBMITTED FOR APPROVAL - Minutes for the meeting of April 15, 2026

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. Carrie Crowley			X			
6. Stacy D. Turlish		X	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**

Reminder: Planning Board meetings are limited to Municipal Land Use Law matters, including zoning, permitting, land development, and subdivisions. Any other matters should be directed to the Bass River Township Governing Body and addressed at their regularly scheduled meetings.

**Public Comment - Opened**

**A member of the public inquired about the status of proposed data center development within the Township.**

Board Discussion – Data Centers and Warehouses

- The Board discussed the status of potential data center developments within the Township.
- It was reported that meetings are ongoing and that efforts are underway to draft an ordinance addressing data centers.
- Concerns were raised regarding the potential increase in warehouse development and the impacts such facilities could have on traffic, infrastructure, and community resources.
- Board members noted that the lack of public water and sewer service may limit large-scale warehouse development within the Township.
- Discussion focused on the environmentally sensitive nature of the area and the importance of adopting regulations to manage future development.
- The Board discussed the possibility of creating an ordinance that would establish standards and limitations for warehouses, including maximum building size and operational requirements.
- It was suggested that the Township Solicitor assist in drafting the proposed ordinance language.
- The Board also discussed opportunities for state and county funding to support environmental preservation and community-focused initiatives.
- Discussion included the possibility of pursuing grant funding, such as Green Acres, to acquire approximately 135 acres of land for park and open space preservation purposes.
- No formal action was taken.

**Public Comment - Closed**

- No further comments were received from the public.
- Public comment was closed.

## **BOARD DISCUSSION**

### **Township Beautification Ideas**

- Suggestions for creating a unified visual aesthetic for Route 9 by standardizing business signs.
- Supports the idea and suggests involving a committee to oversee the implementation.
- Propose a grant to cover the cost of new signs for current businesses and new businesses that are moving in.
- Adds that existing signs would be grandfathered in, and new ordinances would apply to future changes.

### **Potential for Sidewalks and Parking**

- Suggests that sidewalks and parking areas could attract more foot traffic and businesses.
- Mentioned the availability of township property for parking and the need for sidewalks to connect businesses.
- Emphasizes the importance of creating a welcoming environment to encourage community engagement and business development.
- Expresses concerns about the impact of changes on the current character of the town but acknowledges the potential benefits.

### **Exploring Grant Opportunities**

- Discussed the importance of finding grants that do not require matching funds to avoid additional tax burdens.
- Suggested exploring CDBG grants for beautification projects and mentions the need to check the current tranche cycle.
- Mentioned a recent state grant for Route Nine in Little Lake Harbor and the potential for leveraging grants from different agencies.
- Discussed the importance of planning and zoning to ensure that new developments align with community goals.
- Raised questions about the availability of vacant lots and the potential for new businesses to occupy them.
- Explained the high cost of some properties, such as the corner lot across from Sad Boys, as a barrier to development.
- Suggested that small, incremental changes, like new signs and sidewalks, could create a more inviting environment for businesses.
- Subcommittee consisting of Malina Fritz, Carrie Crowley, and Barbara Dillon.

**ADJOURNMENT**

**Time: \_\_\_\_\_ 7:21 \_\_\_\_\_ p.m.**

**PUBLIC NOTICE**

**Next scheduled meeting is: June 17, 2026 at 6:30 p.m.**

**Respectfully submitted,**

*Natalie Lewis*

**Natalie Lewis**

**Board Administrator/Board Secretary**