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
WEDNESDAY, SEPTEMBER 16, 2026 – 6:30 P.M.
MINUTES

CALL TO ORDER / FLAG SALUTE / SILENCE ALL CELL PHONES

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. 10:4-6 et seq.
- Notice of this meeting was published in the Atlantic City Press and The Beacon on January 10, 2026.
- Notice was provided to the Municipal Clerk and posted on the bulletin board in the Municipal Building and on the Township website.

PROFESSIONALS

Present	Planning Board Attorney	Justin Strausser, Esquire – The Platt Law Group
Excused	Planning Board Engineer	Frank Little, P.E. – Owen, Little & Associates, Inc.
Present	Planning Board Administrator/Secretary	Natalie Lewis

RECORD OF ATTENDANCE / ROLL CALL

BOARD MEMBER	CLASS	TERM EXPIRES	PRESENT	ABSENT
William "Rick" Adams	Class I – Mayor	12/31/2026	X	
Vacant	Class II – Employee	12/31/2026	—	—
Jane Allen	Class III – Commissioner	12/31/2026	X	
Cindy Ruffo	Class IV – Resident	12/31/2029	X	
Robert Neuweiler	Class IV – Resident	12/31/2029	X	
Carrie Crowley	Class IV – Resident	12/31/2029	X	
Stacy Turlish	Class IV – Resident	12/31/2026		X
James McGettigan	Class IV – Resident	12/31/2026		X
Barbara Dillion	Class IV – Resident	12/31/2027	X	
Malinda Fritz	Class IV – Resident	12/31/2027	X	
John Ewert	Alternate No. 1 – Resident	12/31/2027		X
Raymond Risden	Alternate No. 2 – Resident	12/31/2026	X	

RESOLUTIONS FOR MEMORIALIZATION

None

MINUTES SUBMITTED FOR APPROVAL - August 19, 2026

- A motion was made by Fritz and seconded by Dillon. The motion carried unanimously.

CORRESPONDENCE

None.

BUSINESS / APPLICATIONS
None.

PUBLIC COMMENT
Reminder:

- Please stand and state your name and address for the record.
- Speak clearly so your comments may be accurately recorded.
- Public comment is limited to matters within the jurisdiction of the Municipal Land Use Board and should not include matters under the jurisdiction of the Board of Commissioners. **Example:** A resident may comment on a proposed zoning ordinance amendment, subdivision, site plan, variance, or other land use matter before the Board. Questions or concerns regarding roads, taxes, trash collection, municipal services, or other matters under the jurisdiction of the Board of Commissioners should be directed to the appropriate municipal meeting or department.

Public Comment – Open

- Ashley Cramer - asked about fence placement near township, county, and state roads, maintenance of right-of-way areas, grandfathering, zoning permits, and permit expiration.
- A resident asked about an escrow refund related to a completed pole barn. It was explained that the file and required approvals must be finalized before any refund determination.

Public Comment - Closed

- No further comments from the public.
- A motion was made by Neuweiler and seconded by Fritz to close the public comment.
- The motion carried unanimously. Public comment was closed.

DISCUSSION
Zoning Ordinance Discussion – Fencing
Discussion regarding proposed updates to the Township's Zoning Ordinance concerning fencing regulations, including fence location, height, materials, setbacks, and other applicable requirements. The discussion focused on establishing clear requirements for:

- Fence height, including how height is measured above existing grade.
- Fence materials and permitted types of fencing.
- Setbacks, including clarification as to whether the required setback applies to a principal or accessory use.
- Roadway setbacks, including requirements along Township, County, and State roads.
- Living fences, including consideration of invasive species and applicable DEP requirements.
- Fences on unusual or graded lots, where existing grades may affect the height and appearance of the fence.
- References to other sections of the zoning code to avoid conflicting or unclear requirements.
- The Board discussed the importance of having clear fence regulations so property owners understand the requirements before installing a fence and so the Township can apply the ordinance consistently.
- Questions were also raised regarding fence placement within or near the right-of-way. The Board clarified that the applicable setback depends on the type of roadway and that the three-foot setback remains applicable where required.
- The Board also discussed property-owner responsibility for maintaining the area along the roadway, including mowing within the applicable right-of-way area.

- The Board agreed that the fencing provisions should be revised to provide clearer language regarding setbacks, height, living fences, and roadway requirements. The Board will review the revised language and bring it back for further consideration.
- It was also recommended that the Tuckerton fence ordinance be reviewed.
    - This is the link: https://ecode360.com/1138552

ADJOURNMENT - Time: 7:12 p.m.
A motion was made by the Chair to adjourn. All in favor. The motion carried unanimously.

PUBLIC NOTICE
The next regularly scheduled Planning/Zoning Board meeting is Wednesday, October 21, 2026, at 6:30 p.m**.**

Respectfully submitted,

Natalie Lewis

Natalie Lewis
Administrator/Secretary
Planning Zoning Board