



BASS RIVER TOWNSHIP

(Burlington County)

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Bass River Township Planning Board Meeting *February 16, 2022*

The regular meeting of the Bass River Township Planning board was held on February 16, 2022 in-person and via Zoom phone call and was called to order at 7:03 PM. The meeting was opened with the flag salute. In accordance with the Sunshine Law, notice of the meeting was posted in The Beacon and the Atlantic City Press.

Planning Board members present were: Mr. Bien, Mr. Chandler, Mr. Neuweiler, Mrs. Ruffo, Mr. Steele, and Ms. DeLois. Mrs. Adams attended via Zoom call.

Mr. Justin Strausser attended via Zoom call as legal representative. Mr. Joe Gray attended as engineering representative.

The minutes of the reorganization meeting and regular meeting of January 19, 2022 were available for the board and the public.

Mrs. Adams made a motion to approve the minutes and Mr. Steele seconded the motion. Six were in favor and Mr. Neuweiler abstained. The motion was passed.

Correspondence List was read by Mr. Bien. Request was made to email the cannabis ordinances from three other townships, which were provided by Mr. Norman on February 16 via printed copies at the meeting, to all the board members. Discussion about Ms. Delois' correspondence from the Pinelands Commission regarding not meeting septic system ordinance standards. She stated that her septic system contractor resubmitted specifications of the system to the Pinelands Commission that show she is within required standards, and they are awaiting response from Pinelands.

New Business:

None at this time.

Informal Business:

None at this time.

Old Business:

1. Mr. Bien read the Resolution of Land Use Application Form 2022-1 McGettigan for a Seasonal Permitted Home Occupational Use, for which a Use Variance will not be required, for 19 Teaberry Lane, new Gretna (Block 7 Lot 9.09). A motion to vote on it was made by Mr. Neuweiler, and it was seconded by Ms. Delois. A vote was taken. All were in favor, and Resolution 2022-1 was passed.
2. Board discussion for zoning changes – Engineer’s update:
We are awaiting Pinelands Commission approvals for changes previously submitted, including extension of Village Commercial to a cross street on North Maple beyond the school and church. Mr. Neuweiler questioned why South Maple Street was not included in the expansion of the zone. Mr. Bien commented that those lots are already approved for produce and home use, so would not require additional zoning changes. The 1 acre lot size will apply to South Maple, as the proposed 1-acre Village Residential changes will apply. Mr. Gray said he would hesitate to rework what has already been submitted to the Pinelands Commission, he would like to see it get passed as it is, and revisit it if any specific issues arise in the future. The question was raised about sewer requirements on the smaller than 3.2 acre lots. Since every septic system has to go through Burlington County Health Department and/or the Pinelands Commission, those issues will be addressed as each application is processed.

7:25 PM A motion to open the meeting to the public was made by Ms. Delois and was seconded by Mrs. Ruffo. All were in favor and the motion was passed.

1. Mr. Louis Bourguignon stated that several interested buyers had been asking about zoning and usage ordinances for the sale of the elementary school. He said he has been advising them to attend Bass River Township Commissioners and Planning Board meetings. Mr. Gray clarified that approved use is currently LIMITED until it can be approved as a Village Commercial Zone within the new zoning changes.
2. Mr. Bourguignon noted that campgrounds have trailers on their properties, some of them for year-round use. He asked if people can have trailers on their personal property. Mr. Bien stated that only a permanent house is allowed on private lots, not trailers. Mr. Neuweiler added that trailers are allowed, but only if they are temporary. Further discussion about older trailers that have been in place for many years, they were grandfathered in. Having a trailer on a private lot now requires a Use Variance Request, and none have been received from lots that now have trailers.

7:33 PM A motion to close the meeting to the public was made by Mr. Chandler, and it was seconded by Ms. DeLois. All were in favor and the motion was passed.

7:35 PM Being no other business at this time - A motion was made by Mrs. Ruffo to adjourn the meeting, and it was seconded by Ms. DeLois. All were in favor and the meeting was adjourned.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Laura Moyer". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

Laura Moyer
Planning Board Secretary