



BASS RIVER TOWNSHIP (Burlington County)

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Bass River Township Planning Board Meeting

July 20, 2022

The regular meeting of the Bass River Township Planning board was held on July 20, 2022 in-person only, Zoom call-in was not available. It was called to order at 7:00 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. A moment of silence was held in honor and memory of Planning Board Member Paul Chandler, who passed away in May, 2022.

Planning Board members present were: Mrs. Cope, Mrs. Adams, Mr. Capriglione, Mr. Bien, Mrs. Ruffo, Mr. Steele, and Ms. DeLois.

Mr. Christopher Norman attended as legal representative. Mr. Joe Gray and Mr. John Hess attended as engineering representatives.

The minutes of the reorganization meeting and regular meeting of May 18, 2022 were available for the board and the public.

Mrs. Ruffo made a motion to approve the minutes and Ms. DeLois seconded the motion. The remaining members were in favor and the motion was passed.

Correspondence List was read by Mr. Bien.

New Business:

None at this time.

Informal Business:

None at this time.

Old Business:

- Board discussion of Zoning Master Plan Reexamination Report. Planning Board Members went over a list of questions that Mrs. Adams had

submitted to CME and their written replies. Objectives from 2008 Master Plan Reexamination Report have been incorporated into the current report.

Previous list of structures over 300 years in age that are listed in this report were obtained from previous report and have not been verified as current standing structures. Buildings must meet certain criteria to pursue historical preservation grants.

Route 9 has various zones designated along its route. One side is designated as Village Commercial (VC), the other is Highway Commercial (HC). It also has some Forest zone. Coastal Wetlands is generally on both sides of the Garden State Parkway which restricts some uses, but after construction of third lane, some areas off Parkway are in Forest. Mr. Gray verified that Forest, VC and HC will be consistent with 3.2 buildable lot size once the township ordinances are updated. Mrs. Cope wants to ensure options to build remain feasible for property owners in those zones. She also noted that Pinelands has been satisfied with zone designations in previous meetings, so we should stick with what they like and the process will go smoothly.

Mrs. Adams asked about shared housing units to assist care for the elderly. Mr. Norman stated that we don't have public water and sewer utilities to meet criteria for some senior designations. Mother-Daughter and In-Law-Suites cannot be two principal residences; they must have shared living areas, such as kitchen & dining room. Mr. Hess stated that completely separate living areas would be designated as independent units and would require a variance.

Mrs. Adams asked about 55+ ages in the trailer park. Mrs. Cope said that the majority of people living in the trailer park may be 55 and over, but it has not been designated as a senior area.

The Board discussed cannabis growing, processing and dispensaries. Bass River Township does not allow dispensaries at this time, but they kept the option to do so in the future. Mr. Hess noted that one restriction of dispensaries is that they cannot be on the premises of an existing food or beverage-centric business. Mr. Gray said that Pinelands will not allow any industrial growing, processing or dispensaries in Pinelands designated areas, but Mrs. JoAnne O'Connor, via call-in, said Pinelands has told her that growing is permitted in Pinelands as an agricultural use, but certain areas must remain native plants, such as cranberries and blueberries only. Pinelands will review each application individually to determine what will be allowed. Mr. Gray stated that he has approved some zoning permits for cannabis growing in Bass River Township, but only in non-Pinelands Forest zones.

Mrs. Adams asked if there is any restriction on how many residents or businesses can grow cannabis. Mr. Norman replied that there are no such restrictions at this time.

7:50 PM A motion to open the meeting to the public was made by Mrs. Cope and was seconded by Ms. Delois. All were in favor and the motion was passed.

- Megan Melega, of 17 South Maple Avenue (Block 8.1 Lot 14), introduced herself as having submitted an application to build a garage on her property in order to house her husband's boats. Their property is 50' wide, so they cannot meet the 30' setback, and they were advised to submit a waiver in order to build the garage. She also stated that the driveway would be stone or gravel, not cement. She said she will work on her variance application and expect to have it on the agenda for the Planning Board Meeting scheduled for August 17th.
- Mr. Capriglione voiced a complaint regarding Jim McGettigan having a sign visible from Route 9 with an arrow to his home-hobby produce stand at 19 Teaberry Lane (Block 7 Lot 9.03). Mr. Capriglione reminded the Board that Mr. McGettigan had stated during his application review that he would have a sign only on his own property. Mrs. Cope presented a letter from Michael Fevola of 5628 Route 9 (Block 7 Lot 10) giving Mr. McGettigan permission to post the sign on his property, and that it is set back for visual clearance off Route 9. Mr. Capriglione stated that it goes against the ordinance and should be removed. Mr. Gray said that he will contact Mr. McGettigan about the sign.

7:55 PM A motion to close the meeting to the public was made by Mrs. Ruffo, and it was seconded by Ms. DeLois. All were in favor and the motion was passed.

7:56 PM Being no other business at this time, a motion was made by Ms. Delois to adjourn the meeting, and it was seconded by Mrs. Cope. All were in favor and the meeting was adjourned.

Respectfully Submitted,



Laura Moyer
Planning Board Secretary