



# BASS RIVER TOWNSHIP

## (Burlington County)

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### Bass River Township Planning Board Meeting

May 17, 2023

The regular meeting of the Bass River Township Planning board was held on May 17, 2023 with seven members present. The meeting was called to order at 6:58 PM. Flag salute and Sunshine announcements were made.

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

Mr. Christopher Norman attended as legal representative. Mr. Frank Little attended as engineering representative.

Bonnie Adams was sworn in as Alternate #2 for a one-year term that will expire on December 31, 2023.

The minutes of the regular meeting of February 15, 2023 were available for the board and the public.

Mrs. Ruffo made a motion to approve the minutes from February 15, 2023 and Ms. Delois seconded the motion. The members were in favor with none opposed, and the motion was passed.

Correspondence List was read by Mr. Bien.

**New Business:** None

**Informal Business:**

1. Thomas Gormley – Zoning Permit for demo and rebuild of house and garage at 9 Adams Avenue, Block 54 Lots 29 & 29.A, was approved with conditions on his garage. Existing garage is 7' from property line, and if it is taken down, new garage will need to meet ordinance of 40' setback or apply for a variance. Mr. Gormley explained that the planned placement is 10' at the back of his property, bordering a town road that has only one house on it and is low use. He said his neighbor's garage is also only 10' set back. Mr. Little said that he will need to submit an application for variance. Mr. Bien suggested that Mr. Gormley should ask the fire department if there is adequate clearance to get fire trucks through with a reduced setback.
2. Possible: Patriot Gaming & Electronics Inc – Zoning Permit for warehouse expansion was disapproved, Block 6 Lots 10 & 11.A, awaiting Pinelands certification. No attendance at meeting.
3. Possible: Maple River LLC – School remodeling of interior, Block 56 Lots 36 & 37. They were advised to meet with Planning Board, no application has been submitted to-date. No attendance at meeting.
4. Possible: Sherwood Events Center – Thomas Sherwood Sr, Tom's Retreat, submitted a letter of intent to Commissioner Louis Bourguignon to create an event center on his several properties. Mr. Norman

replied that he should seek Variance Approval with site plan. No application has been submitted to-date. No attendance at meeting.

**9. Old Business:**

1. Update on Master Plan Reexamination Report status and any related Engineering updates. Mr. Little said he spoke with John Hess of CME Engineering, and Mr. Hess said he should have something from the Pinelands Commission within the next few days. If there are any further changes required by Pinelands, they will be addressed and the report resubmitted.
2. Status of Mitigation Bank project with Evergreen Environmental LLC. Early May was projected completion of soil removal so that native grasses can be planted. No one knows status. Secretary Laura Moyer offered to phone Joe Gray of CME to see if he has been following up on this project or not.

**7:13 PM** A motion to open the meeting to the public was made by Mr. Steele and seconded by Mrs. Cope. All were in favor and the motion was passed.

William Van Orden, of 5881 Route 9, asked if we know what events Mr. Sherwood plans to have at his property and whether being an event center would change his property tax status. Mr. Norman replied that we do not know, because he has not submitted any application, yet. He also noted that Mr. Sherwood will be required by law to notify his neighboring properties within 200' as part of any zoning or variance applications.

Rick Adams, of 20 Lovelands Lane, asked about alcohol permits or licenses that may be required if the events center is approved. Mr. Bien said that right now they have private parties on the property, and just like anyone's home, they are not required to have a license for alcohol at a private party. Mr. Norman stated that if it is operating as a business, that becomes a different matter.

Mr. Van Orden asked about the condition of the section of Route 9 that was recently repaved. Why is the road surface rougher than it was before it was done? Mrs. Cope said she submitted complaints to New Jersey State about runoff of water onto properties bordering the state road, and she has not heard anything back. It is surmised that the road was paved with a slurry mix and not a true topcoat. Mrs. Cope also mentioned that she has requested for the light timing be extended during shift changes for Viking Yachts, and that has not been addressed, either.

**7:23 PM** A motion to close the meeting to the public was made by Mrs. Cope and seconded by Mr. Steele. All were in favor and the motion was passed.

**7:23 PM** Being no other business at this time, a motion was made by Ms Delois to adjourn the meeting and seconded by Mrs. Ruffo. All were in favor and the meeting was adjourned.

Respectfully Submitted,



Laura Moyer  
Planning Board Secretary