

**Bass River Township Planning Board**

**August 7, 2019**

The regular meeting of the Bass River Township Planning board was held on August 7, 2019 in the Municipal Building and was called to order at 7:10 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: Mrs. Cope, Mr. Steele, Mr. Crowley, Mrs. Ruffo, Mr. Bien, Mr. Neuweiler and Mr. L. Bourguignon. The minutes of the regular meeting of June 5, 2019 were available for the board and the public. Mrs. Ruffo made a motion to approve the minutes and Mr. Steele seconded the motion. All were in favor and the motion was passed.

**Correspondence:** The correspondence and the list were available for the Board members and the public to review.

**Old Business:** No new business

**New Business:** Discussion regarding the Pinelands Commission and the possibility of changing zoning within the township.

The Pinelands Commission issued a letter on July 29, 2019 regarding the Master Plan Resolution 2019-01.  
They noted 3 changes in the submitted plan.

1. Updating the land use/zoning map
2. Revising height restrictions for houses being elevated in flood zones
3. Removal of New Gretna Village from the Pinelands Area.

They don't have authority under the Pinelands Protection Act from 1979 to changes the Pinelands Area boundary in any way and cannot approve master plans or land use ordinances that reflect such changes.

The Mayor had a meeting with the Commission and discussed changing the zoning in the township.

They requested a list of issues and people that have been adversely affected by being within the Pinelands Preservation Zone.

A discussion regarding how to contact people who have been affected adversely by the Pinelands was had.

Mr. Steele suggested not just taking no for an answer and perhaps putting some pressure on them.

Attorney Norman stated trying to get a legislative change could take years and a lot of money.

He suggested having a meeting with them – with the list of residents/businesses that have had issues with the Pinelands.

Mr. Kleppinger (resident) spoke regarding issues he had with Pinelands in the past, he wanted to build a dog kennel, and then wanted to subdivide lots.

Mayor Cope stated that we need to have an idea of what we want to do- when the meeting happens.

There are 66 square miles of open space in the township.

The Pinelands line goes right down the middle of the town and is causing financial strain on residents and business owners.

**7:31 PM** Meeting open to the public after a motion by Mayor Cope – seconded by Mr. Neuweiler. All were in favor.

Mr. Neuweiler spoke and gave many reasons why Pinelands is trying to keep things as they are. With additional people comes additional trash. Runoff from properties, antifreeze from cars, etc.

Leo Assur spoke stating that the Pinelands is killing the town. He states that come up with new ideas all the time. He mentioned Nitrogen dilution. He believes the regulations they enforce make it impossible to do anything.

Marion Assur states that people are being forced out of the town.

Leo stated that every person in New Gretna has a problem with Pinelands, it reduces the worth of their properties. He suggested a petition from people in the town that gets sent to the Pinelands indicating the grievances they have.

The Board and members of the public spoke at some length about what can/should/will be done regarding past and present issues with properties located within the Pinelands.

**7:53 PM** A motion to close the public portion was made by Mrs. Ruffo and was seconded by Mayor Cope. All were in favor.

Chairman Bien suggested we somehow compile a list of all issues with the Pinelands. They will need to be in writing. Supporting documents will be helpful. All correspondence should be sent to Town Hall.

Mayor Cope would like a letter sent to everyone in the township that has property or a residence in the Pinelands.

Pineland is waiting to hear from us. The Master Plan will not be approved by the Pinelands Commission until we respond.

**8:08** Being no other business at this time -A motion was made by Mr. Steele to adjourn the meeting and it was seconded by Mrs. Ruffo. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Elizabeth Godfrey  
Planning Board Secretary