PUBLIC NOTICE

Pursuant to N.J.A.C. 7:50-3.45, the New Jersey Pinelands Commission will conduct a public hearing on Bass River Township’s 2022 Master Plan Reexamination Report and Ordinance 2023-2. Comments are being sought on whether the master plan report and ordinance are in conformance with the Pinelands Comprehensive Management Plan (CMP).

The 2022 Master Plan Reexamination Report includes: an update on the major problems and objectives related to land development identified in the previous master plan reexamination reports (2008, 2019); updated demographic information; a discussion of the changes in policies and objectives since the prior report; and a summary of recommended changes to the master plan and municipal land development regulations. The recommended changes to the Township’s land development regulations and zoning map including the establishment of an Infill Residential District and an Infill Commercial District within the Pinelands Preservation Area District.

Ordinance 2023-2 amends Title 17, Zoning, of the Code of Bass River Township and implements the recommendations of the 2022 Master Plan Reexamination Report. The ordinance adopts a revised zoning map, dated February 6, 2023. The zoning map delineates new Infill Residential (IR) and Infill Commercial (IC) districts, as well as expands the Village Commercial (VC) District to include lands that were previously in the Village Residential (VR) District. The IR and IC districts are located within the Preservation Area District, while the VC and VR districts are located within a Pinelands Village. The ordinance establishes district regulations for the IR and IC districts. The IR District permits detached single-family dwellings on lots of at least one acre, existing as of January 14, 1981, provided that no new subdivisions shall occur. The IC District permits the same uses as the IR District, and also permits retail, trade and service establishments, convenience stores, bed and breakfasts inns, restaurants, and roadside stands for garden produce on lots of at least one acre, existing as of January 14, 1981, provided that no new subdivisions shall occur. Lastly, the ordinance repeals and replaces the Title 17 schedule of district regulations with an updated schedule of bulk and area requirements by zoning district. The minimum lot size required for residential development within the VR and VC districts is reduced from two acres to one acre.

As such, the 2022 Master Plan Reexamination Report as well as Ordinance 2023-2 directly relate to CMP standards and must be formally reviewed and approved by the Pinelands Commission before they may take effect.

The hearing will be conducted remotely and broadcast live on the Commission’s YouTube channel at the following time:

Date: Wednesday, August 9, 2023
Time: 9:30 a.m.

To view the hearing, visit https://www.youtube.com/watch?v=03smWnIrQn0.
The public may provide comment during the hearing by calling 929-205-6099 and using Meeting ID: 875 6520 6851

The public may submit written comment by email (preferred), regular mail, or the Commission’s website by August 11, 2023, to:
Planning Office
Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
Facsimile: (609) 894-7330
Email: planning@pinelands.nj.gov or through the Commission’s website at https://www.nj.gov/pinelands/home/contact/public.shtml

The master plan reexamination report and ordinance are available electronically for public inspection on the Commission’s website or upon request by contacting the Pinelands Commission at planning@pinelands.nj.gov.