

**BASS RIVER TOWNSHIP  
PLANNING BOARD**

**AGENDA FOR MARCH 20, 2024 – 7:00 P.M.**

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**CALL TO ORDER AND FLAG SALUTE**

**OPEN PUBLIC MEETING ACT - “SUNSHINE LAW”**

This meeting of the Bass River Township Planning Board is being held in conformance with the Open Public Meetings Act with a notice published in The Atlantic City Press and The Beacon on **December 31, 2023**, and given to the Municipal Clerk, posted on the bulletin board in the Municipal Building and the Township website.

The Notice of the Change of Meeting Venue was published in The Beacon Times/Bass River-New Gretna and The Atlantic City Press on February 24, 2024, and given to the Municipal Clerk, posted on the bulletin board in the Municipal Building and the Township website.

**GUIDELINES FOR PUBLIC COMMENT FOR AN  
EFFECTIVE AND EFFICIENT MEETING - RESOLUTION 2024-7**

- Public comment guidelines have been established for development hearings, including time limits, and addressing remarks to the chair.
- Emphasizes the importance of proper decorum during public hearings, including respectful language and no personal attacks or derogatory speech.
- The board has the right to stop a meeting and ask a disruptive member of the public to leave if they fail to follow guidelines for conduct.
- There is a three minute time limit for the opportunity to make a public comment.
- There is a sign in sheet to keep track of those who want to speak, to provide their name before speaking to avoid confusion and chaos and for who is speaking and to ensure their comments are recorded accurately.
- The podium is to be used to keep things organized and ensure everyone's comment is heard.

## ROLL CALL

BOARD	PRESENT	ABSENT
1. Deborah Buzby-Cope		
2. Nicholas Capriglione		
3. Cindy Ann Ruffo		
4. Abigail C. Spagnola		
5. Robert Neuweiler		
6. Richard Steele		
7. Mary Delois		
8. Winfield G. Allen. Jr.		
9. Bonnie J. Adams		
10. Carrie Crowley		
Christopher J. Norman, Esquire The Platt Law Group		
Robert J. Romano, PE Owen, Little & Associates		
Natalie Lewis, Planning Board Secretary		

## RESOLUTIONS FOR MEMORIZATION - None.

## MINUTES FOR APPROVAL

Minutes for: March 6, 2024 - 6:00 p.m. Special Meeting

## BUSINESS

- Maple River LLC PB Application: 2023-4  
11 N. Maple Ave - Block 56, Lot 36 and 37 Renovations

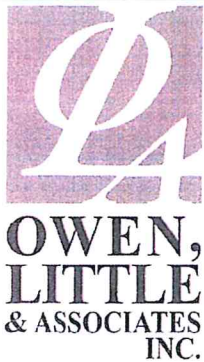
## PUBLIC COMMENT – AGENDA ITEMS ONLY

## TOWNSHIP COMMISSIONERS REPORT

## BOARD DISCUSSION

## MOTION FOR ADJOURNMENT

Next scheduled meeting is: April 19, 2024, at 7:00 p.m.



Engineers  
Planners  
Surveyors  
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas E. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

March 13, 2024

**Bass River Township Planning Board**  
P.O. Box 307  
3 North Maple Avenue  
New Gretna, NJ 08224

**Re: Use Variance and P/F Major Site Plan**  
**Applicant: Maple River, LLC**  
**Block: 56**  
**Lots: 36 and 37**  
**Location: 11 North Maple Avenue**  
**Zone: NGV (New Gretna Village)**  
**OLA File No: BRPB-23-MAPLE**  
**Second Review**

Dear Chairman and Board Members:

We have received and reviewed the following material submitted in conjunction with the referenced application:

1. Site Plan, 110 North Maple Avenue, Block 56, Lots 36 & 37, Bass River Township, Burlington County, New Jersey. The plan, consisting of One (1) Sheet, has been prepared by Newlines Land Consultants, LLC and is signed by Glenn D. Lines, NJPE #4006. The plan is dated 03/07/2024 with no revision dates indicated.
2. Title Survey, Block 56, Lots 36 & 37, 11 North Maple Avenue, Bass River Township, Burlington County, New Jersey. The survey, consisting of One (1) Sheet, has been prepared by Newlines Land Consultants, LLC and is signed by Christopher J. Bouffard, NJPLS #37576. The survey is dated 01/20/2023 with no revision dates indicated.
3. Architectural Floor Plan and Elevation Drawing prepared by Rise Architecture NJ. The plan, consisting of One (1) Sheet, has been signed by Shimon E. Greenebaum, NJAIA #21511 and is dated 04/24/2023 with no revision dates indicated.

The applicant seeks Use Variance and Site Plan approval so as to expand an existing non-conforming school use through interior renovations so as to establish a new 1-story 12-bedroom 38 bed dormitory with shower, bathroom and lounge areas. The development proposal will establish the prior public school as a private education facility. The applicant has provided a site plan drawing although a waiver is requested from providing specific detailing as is typically shown on site plan drawings submitted to the Board for review and approval.



The 4.0± Acre parcel is located between French's Lane and North Maple Avenue and adjacent to the New Gretna Volunteer Fire House and within the (VR) Village Residential Zoning District. The property currently is developed with a 2-story public elementary school building including access drives, off-street parking, circulation aisles and a variety of recreational amenities.

Based on our review of the submitted material we offer the following for the Board's consideration:

**A. Use Considerations**

As noted above, the expansion of the existing school represents an expansion of a non-conforming use and requires Use Variance approval. Consistent with all Use Variance applications, the applicant should address:

1. Is the use proposed consistent with the Township Zone and Master Plans?
2. Is the proposed use harmonious with existing developed uses in the surrounding area?
3. Is the site particularly suited for the proposed use?
4. Are there special reasons for granting this Use Variance request?
5. Can the Use Variance be granted without substantial detriment to the public good?
6. Would approval of the Use Variance substantially impair the intent and purpose of the zone plan and zoning ordinance?

**B. Zoning – (VR) Village Residential**

	Required	Proposed
Minimum Lot Area	3.2 Acres	4.0 Acres
Minimum Lot Width	100 FT	365 FT
Minimum Lot Frontage	150 FT	365 FT
Principal Building:		
Minimum Front Setback	40 FT	>40 FT
Minimum Side Setback	20 FT	18.64 FT*
Minimum Rear Setback	30 FT	N/A
Maximum Building Coverage	20%	<20%
Maximum Lot Coverage	40%	<40%
Maximum Building Height	35 FT	<35 FT

\*Variance Required

- Side Yard Setback (17.12.130): 20 FT Required; 18.64 FT Existing.

**C. Site Plan Considerations:**

Should the Board act favorably on the Use Variance request, the applicant should be prepared to address the site plan detail waiver which is also requested as well as the following operational and technical comments:



1. Utilities – An existing private onsite well and septic are proposed to service the existing school building and the proposed dormitory. Water supply demand and wastewater flows and adequacy of the existing systems are a significant concern. The applicant should address the ability of the onsite systems to service the school and dormitory use. Please also see Environmental Considerations below.

2. Environmental Considerations-

- a. The site is located within the Pinelands Commission jurisdiction. The Commission has issued a Certificate of Filing and has noted the following conditions:

- i. *This application is for the proposed change of use from an existing elementary school to a boarding school only. Any other future development of the above-referenced parcel shall be governed by Bass River Township's certified land use ordinance and the Pinelands Comprehensive Management Plan (CMP).*
- ii. *To address the groundwater quality (septic dilution) standards, any municipal permit or approval for the proposed boarding school shall specify the months per year of operation, the maximum number of overnight and daytime students, and that the use of the second floor of the existing building shall be limited to storage.*

The applicant should address these conditions as well as his proposal to limit utilization of the existing second floor to storage only.

- b. Ordinance 17.20.190 details water quality standards within the Township. The applicant should address compliance with these standards. Specifically:

- No development which degrades surface or groundwater quality for which establishes new point sources of pollution shall be permitted.
- All discharges from the facility or use are of a quality and quantity such that groundwater exiting from the parcel of land or entering a surface body of water will not exceed two parts per million nitrate/nitrogen.
- The depth of seasonal high-water table is at least five feet.
- Any potable water well will be drilled and cased to a depth of at least one hundred (100) feet, unless the well penetrates an impermeable clay aquiclude, in which case the well shall be cased to at least fifty (50) feet.
- The system will be maintained and inspected in accordance with the following requirements:
  - Have the facility inspected by a technician at least once every three years.
  - Have the facility cleaned at least once every three years; and
  - Once every three years submit to the board of health serving the township a sworn statement that the facility has been inspected and cleaned and is functional, setting forth the name of the person who performed the inspection and cleaning and the date of such inspection.

3. Site Utilization and Proposed Operations: The applicant supplied Statement of Operations is attached to this engineering report. Specific disclosures are as follows:

- 149 Students
- 25 Staff Members
- Students will be prohibited from bringing cars to school.
- Applicant will be responsible for all site operations and maintenance of all site improvements.
- Applicant will be responsible for collection of refuse and recyclable materials.

In addition to the above, the applicant should address the following:

- Days and Hours of Operations
- Proposals for Outdoor Storage
- Student Security and Supervision
- Proposed Food Service – (Will any kitchen area within the existing school be utilized for the dormitory residents and will access to the school and kitchen area be restricted to the dormitory residents)
- Summer Camp Proposals
- Busing Proposals
- Recreation

Based on the testimony an updated Description of Operations providing for all applicable operation disclosures as well as any specific restrictions and/or limitations which the Board may impose shall be required.

4. Site Access, Circulation, Loading, Required Parking and Existing Road Improvements -

- a. Site access is currently provided through 2 un-delineated driveway connections to North Maple Avenue. As no specific dimensioning is indicated and no Traffic Impact Study has been provided, adequacy of the existing driveway design cannot be established with respect to traffic safety concerns. We would suggest that at a minimum, the following access driveway improvement be provided:

- Formal delineation of the driveway connections to the existing road system with entrance curbing, concrete aprons and new traffic safety signage and pavement markings.

- a.1 The applicant should address any proposals for site ingress or egress from French's Lane.

- b. The existing driveways connect to a single circulation aisle providing access to the school/dormitory building and all off-street parking areas. The existing circulation aisles also extend along the Southerly property line providing dead end access to the rear of the building. We would suggest that at a minimum, the following circulation design improvements be provided:

- Formal delineation of circulation aisles, fire lane striping, pavement markings and parking restriction signage.

- Establish a specific student drop-off area isolated from circulation aisles.
  - Removal of 3 parking stalls on the Northerly side of the North Maple Avenue driveway to eliminate potential conflicts with vehicles entering the site. We note additional off-street parking could be readily provided along the tract's Southerly property line.
- c. As no loading area is indicated, the applicant should address anticipated deliveries and handling thereof. A designated loading area should be provided.
- d. Off-street parking requirements are tabulated as follows:
- |   |                         |
|---|-------------------------|
| Dormitory: (1 Sp/4 Beds)(38 Beds)               | 9.5 Spaces              |
| School*: (1 Space/1,000 SF)(18,000 SF)          | <u>18.0 Spaces</u>      |
|   | 27.5-28 Spaces Required |
| *Assumes school will be classified as a college | 24 Spaces Provided**    |
| **Variance Required                             |                         |
- e. As no new road improvements are indicated, the applicant should indicate all improvements to North Maple Avenue which are proposed. We would suggest complete curb and sidewalk be provided adjacent to the entire North Maple Avenue frontage.
5. Grading and Drainage-
- a. No modification to existing site grading is proposed. As no existing site topography is indicated, proper grading of the existing site cannot be determined. Low spots/ponding areas and the need for resurfacing cannot be established.
  - b. Based on no new impervious surfaces, no new stormwater management facilities are proposed.
6. Solid Waste Storage - As not specifically indicated, the applicant should address solid waste storage and handling thereof. A designated trash storage area should be provided unless otherwise directed by the Board.
7. Lighting and Landscaping Proposals-
- a. No new sight lighting is indicated. The applicant should address adequacy of existing site lighting in relation to compliance with ordinance standards.
  - b. No new sign landscaping is proposed. However, we note a residential use adjacent to the North property line. A 25 FT screen buffer is required and should be provided. The applicant should address screen buffering proposals.



8. Site Signage- An existing ground sign is currently in place adjacent to North Maple Avenue. As no setback or dimensions are indicated, compliance with ordinance standards cannot be established. The applicant should address proposed modifications to the existing sign and compliance with ordinance 17.20.11. It appears the existing school sign may exceed the maximum area of 12 SF.
  9. Architectural Considerations- Although architectural floor plan for the new dormitory has been provided, no floor plan detailing associated with the existing school building has been provided. The applicant should address:
    - o The layout of the existing school including kitchens, cafeterias, gymnasium, etc.
    - o Proposed modification to the existing floor plan.
    - o Modification to existing building exterior elevations.
- D. Outside Agencies- The applicant should be prepared to discuss the current status of the following outside agency permits/approvals which will be required in conjunction with any approval the Board may grant.
1. Burlington County Planning Board
  2. Burlington County Soil Conservation District
  3. Burlington County Health Department (Septic & Well)
  4. Pinelands Commission
- E. Technical Revisions and/or Corrections –
1. Additional pavement markings and traffic control devices should be added to ensure circulation patterns are properly established.
  2. A general note should be added indicating that all site lighting will be adjusted as may be directed by the Township/Inspecting Engineer should unanticipated offsite lighting impacts result from the development which is proposed.
  3. The Grading Plan should be revised to provide additional spot grades so as to ensure design grading patterns are properly established.
  4. Curbing radii for all internal curbing shall be indicated at 5.0 FT minimum radius and internal islands at a 10 FT minimum width.
  5. A general note should be added indicating that supplemental screen plantings will be provided, as may be directed by the inspecting engineer, should the preservation of existing vegetation not be adequate to providing proper screening.
  6. Formal delineation of the driveway connections to the existing road system with entrance curbing, concrete aprons and new traffic safety signage and pavement markings should be indicated.
  7. The applicant should address any proposals for site ingress or egress from French's Lane.

8. Formal delineation of circulation aisles, fire lane striping, pavement markings and parking restriction signage should be indicated.
9. Specific student drop-off area isolated from circulation aisles should be provided.
10. Three (3) parking stalls on the Northerly side of the North Maple Avenue driveway should be eliminated to avoid potential conflicts with vehicles entering the site. We note additional off-street parking could be readily provided along the tract's Southerly property line.
11. Complete curb and sidewalk should be provided adjacent to the entire North Maple Avenue frontage.
12. A designated trash storage area should be provided unless otherwise directed by the Board.

F. **Recommendations** – Any approval which the Bass River Township Planning Board may grant should be conditioned upon the following items being addressed prior to signing the map:

1. Compliance with all technical revisions previously indicated.
2. Plan revisions required by the denial of any requested variances and/or design waivers.
3. Receipt of approvals and compliance with all permit conditions and any Federal, State, County and local regulatory agencies having jurisdiction over this application.
4. Submission of a formal Description of Operations detailing and outlining the approved use as well as any Board imposed limitations and/or restrictions.
5. Filing a Deed of Consolidation.

Please be advised that the comments detailed above are based on our initial review of the application. Additional comments and/or plan revisions may be forthcoming subsequent to formal presentation by the applicant and any public comment which is received.

Should you have any questions or require any additional information, please do not hesitate to call.

Very truly yours,

  
 Frank J. Little, Jr., P.E., P.P., C.M.E.  
 Office of the Planning Board Engineer

FJL:DFK:caa

Cc: Natalie Lewis, Planning Board Secretary ([nlewis@bassriver-nj.org](mailto:nlewis@bassriver-nj.org))  
 Chris Norman, Esq., Land Use Board Attorney ([cnorman@theplattlawgroup.com](mailto:cnorman@theplattlawgroup.com))  
 Maple River, LLC, Applicant ([eblech3@aol.com](mailto:eblech3@aol.com))  
 Donna M. Jennings, Esq., Applicant's Attorney ([djennings@wilentz.com](mailto:djennings@wilentz.com))  
 Christopher J. Bouffard, PLS, Applicant's Surveyor  
 Shimon Greenebaum, RA, Applicant's Architect ([shimon@risearchitecture.com](mailto:shimon@risearchitecture.com))

Z:\BASS RIVER TWP\PLANNING BOARD\23-MAPLE MAPLE RIVER, LLC 2023-04\BRPB-2023-04- MAPLE RIVER, LLC -MJRSP-2ND REV..DOC

**RIDER**  
Application for Site Plan Waiver and Use Variance  
Block 56, Lots 36 & 37  
Bass River Township

Applicant Maple River, LLC ("Applicant") is seeking site plan waiver and use variance approval, if deemed necessary, to renovate an approximately 4,700 square foot portion of the existing school for use as a dormitory on property located at 11 North Maple Avenue and identified as Block 56, Lots 36 and 37 on the Township's Tax Maps (the "Property"). The Property is situated in the NGV – New Gretna Village Zone ("NGV Zone") on approximately 4.15 acres. The Property was previously used as a public elementary school, which is currently vacant. Currently, school uses are not permitted, and to the extent schools are permitted, it is as preexisting nonconforming use.

The proposed private school is expected to serve approximately 149 students and twenty-five (25) staff members. Initially, only thirty-eight (38) students are expected to attend and live on-site. The school will also only employ five (5) staff initially. The students will not be permitted to bring cars on the school campus.

Applicant will be responsible for the operation and maintenance of the parking area, sidewalks, landscaping, lighting, utilities, stormwater management system and building, which will be overseen by the school's Maintenance Manager. Applicant will also be responsible for collection of the refuse and recyclable materials.

**Request for Site Plan Waiver**

Applicant proposes to utilize the existing building without making any significant structural improvements. Site plan waiver is appropriate as the changes to the interior of the building do not rise to the level of major or minor development under Ordinance Section 17.04.030, or under the standards for major or minor site plan pursuant to Sections 17.32.070 and



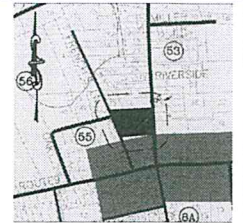
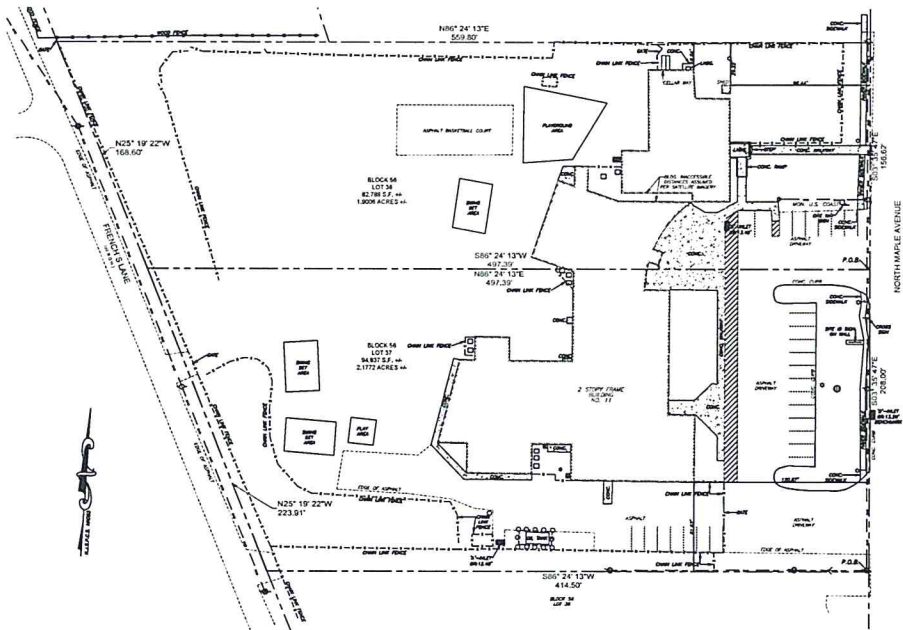
17.32.080, respectively, no structures will be demolished or constructed, and no grading, clearing, or disturbance of the land. Moreover, for the proposed dormitory use, only minor renovations to the building are proposed, including upgrading the bathrooms to include shower facilities, improving the fire suppression system, and erecting walls to divide two existing rooms.

#### **Request for Use Variance Approval**

Use variance relief from Ordinance Section 17.16.010, if deemed necessary, may be required for an expansion of the existing nonconforming school use as a portion of the school will be converted to a dormitory. It is well-settled that dormitories are ancillary to a university. For example, in Joseph and Pamela Hughes v. Monmouth University et al., the court determined the proposed uses, including a residence hall, serve the core function of a university and by their very nature, should be in close proximity to the university itself. 394 N.J. Super. 207, 229-230 (Law. Div. 2007).

Variance approval to permit the proposed dormitory use is appropriate as private parochial schools are considered inherently beneficial uses, thereby satisfying the positive criteria under N.J.S.A. 40:55D-70(d). See Northeast Towers, Inc. v. Zoning Bd. of Adj. of Borough of W. Paterson, 327 N.J. Super. 476, 487 (App. Div. 2000); Bd. of Educ. of City of Clifton v. Zoning Bd. of Adjustment of City of Clifton, 409 N.J. Super. 389, 441 (App. Div. 2009) ("It [is] undisputed that the proposed school was an inherently beneficial use, and thus, satisfied the positive criteria."). Moreover, the proposed use satisfies the negative criteria as Applicant will be downgrading the intensity of the nonconforming use with a lower amount of occupants.

# **SITE PLAN** **110 NORTH MAPLE AVE** **BLOCK 56 LOT 36 & 37** **BASS RIVER TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY**



## **GENERAL NOTES**

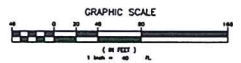
1. PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 56 LOT 36 & 37 AS SHOWN ON SHEET 88 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BASS RIVER TOWNSHIP, BURLINGTON COUNTY, NJ.
  2. PROPERTY IS LOCATED IN THE HOV ZONE.
  3. OWNER/APPLICANT:
- OWNER: MAPLE RIVER LLC  
 800 FOREST AVE  
 LAKESIDE, N.J. 08701
- APPLICANT: MAPLE RIVER LLC  
 800 FOREST AVE  
 LAKESIDE, N.J. 08701
- EXISTING USE: SCHOOL
- PROPOSED USE: SCHOOL WITH DOMESTIC
1. HORIZONTAL DATUM AND COORDINATES ARE BASED ON N.A.S.P.C.S. 1983.
  2. VERTICAL DATUM IS BASED ON NAVD 1988.
  3. BENCHMARK IS A 1\"/>

## **ZONING DATA**

ZONE: VR (VILLAGE RESIDENTIAL)		REQUIRED	PROPOSED
MIN. LOT AREA	3,500 AC	3,500 AC	4,877 AC
MIN. LOT WIDTH	130'	130'	200'
MIN. LOT FRONTAGE	130'	130'	200'
MIN. FRONT YARD SETBACK	40'	40'	50.00'
MIN. REAR YARD SETBACK	30'	30'	50.00'
MIN. SIDE YARD SETBACK	20'	20'	5.00'
MIN. LOT COVERAGE	10%	10%	10.00%
MIN. BUILDING COVERAGE	10%	10%	10.00%
MIN. BUILDING HEIGHT	30'	30'	30'
PARKING	SEE TABLE	24	

## **PARKING CALCULATIONS**

CALCULATIONS	REQUIRED	PROPOSED
1 SPACE / 4 BEDS	8	10
1 SPACE / 1,000 SF OF CLASSROOMS, OFFICES, LABORATORIES, OR STUDENT CENTERS	10	12
<b>TOTAL:</b>	<b>18</b>	<b>24</b>



APPROVED BY BASS RIVER TOWNSHIP PLANNING/ZONING BOARD  
 ON \_\_\_\_\_ BY RESOLUTION # \_\_\_\_\_

COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

SITE PLAN  
 COVER SHEET  
 11 NORTH MAPLE AVE  
 BLOCK 56 LOT 36 & 37  
 BASS RIVER TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

**NEWLINES**  
 302 Lakeside Drive  
 Lakeside, NJ 08701  
 Phone: (908) 412-1111  
 Fax: (908) 412-1112

PROJECT: 22572  
 CLIENT: MCL  
 DATE: 03-07-2024  
 SHEET: 1 OF 1



RECEIVED  
 JUL 15 2002  
 ARCHITECTURE ASSOCIATES

RISE IN  
 Architecture

LEVEL 1 SCHEMATIC FLOOR PLAN B  
 2002-1-10

11 N MAPLE AVE  
 ELIZABETH, NJ 07208  
 908.329.1111

P-02  
 SCHEMATIC FLOOR PLAN

THIS DOCUMENT IS THE PROPERTY OF RISE IN ARCHITECTURE ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RISE IN ARCHITECTURE ASSOCIATES.







**BASS RIVER TOWNSHIP**  
3 North Maple Avenue - Post Office Box 307  
New Gretna, New Jersey 08224  
(609) 296-3337  
[www.bassriver-nj.org](http://www.bassriver-nj.org)

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February 16, 2024

To: Natalie Lewis, Planning Board Secretary [nlewi@bassriver-nj.gov](mailto:nlewi@bassriver-nj.gov)  
From: Jay Renwick, CTA - Tax Assessor

**Re: Maple River LLC** **PB Application: 2023-4**  
**11 N. Maple Ave - Block 56, Lot 36 and 37** **Renovations**

Attached is the 2024 District Summary. Prior to the sale of the school, it was classified as class 15A, which is a public school and exempt. All Class 15 properties are exempt from taxation. After the sale, the school is no longer exempt and, therefore, cannot be assessed as a Class 15 property. The remaining choices are:

- > Class 1-Vacant Land-NOT Vacant.
- > Class 2-Residential-Not a house.
- > Class 3A-Farm Regular-Not a farm house.
- > Class 3B-Qualified Farm-Not a farm.
- > Class 4a-Commercial-No specific use yet, but the closest use.
- > Class 4B-Industrial-Not a warehouse or factory.
- > Class 4C-Apartments-Not a multi-family building.

Those are the only choices and the guidance from the Burlington County Tax Administrator is Class 4A Commercial. The classification has nothing to do with the underlying zoning and is more tied to the actual use. While there is no actual use of the building at this time, Class 4A is the most appropriate or closest use and, again, the guidance from the Burlington County Tax Administrator is to assess it as class 4A.

TAXING DISTRICT 01 BASS RIVER TWP				2024 TAX LIST DISTRICT SUMMARY			COUNTY 03 BURLINGTON	11/01/23
CLASSIFICATION	NO. OF PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	BOOK VALUE OF TANGIBLES	EXEMPTION AMOUNT	NET TAXABLE VALUE	
1 VACANT LAND	301	6,915,800	0	6,915,800		0	6,915,800	
2 RESIDENTIAL	546	45,272,200	73,882,100	119,154,300		0	119,154,300	
3A FARM (REGULAR)	17	1,554,300	6,362,800	7,917,100		0	7,917,100	
3B FARM (QUALIFIED)	58	1,871,200	0	1,871,200		0	1,871,200	
4A COMMERCIAL	42	12,555,500	28,017,700	40,573,200		0	40,573,200	
4B INDUSTRIAL	0	0	0	0		0	0	
4C APARTMENT	0	0	0	0		0	0	
CLASS 4 TOTAL	42	12,555,500	28,017,700	40,573,200		0	40,573,200	
RATABLE TOTAL	964	67,169,000	108,262,600	175,431,600		0	175,431,600	
5A CLASS 1 RAILROAD	0	0	0	0		0	0	
5B CLASS 2 RAILROAD	0	0	0	0		0	0	
RAILROAD TOTAL	0	0	0	0		0	0	
6A TELEPHONE	1				100		77	
6B PETROL REFINERIES	0				0		0	
6C MISCELLANEOUS	0				0		0	
PUBLIC UTIL. TOTAL	1				100		77	
15A PUBLIC SCHOOL	0	0	0	0		0	0	
15B OTHER SCHOOL	0	0	0	0		0	0	
15C PUBLIC PROPERTY	633	42,520,900	2,444,900	44,965,800		0	44,965,800	
15D CHARITABLE	5	263,900	740,000	1,003,900		0	1,003,900	
15E CEMETERY	6	156,300	0	156,300		0	156,300	
15F MISCELLANEOUS	7	519,600	661,200	1,180,800		0	1,180,800	
EXEMPT TOTAL	651	43,460,700	3,846,100	47,306,800		0	47,306,800	

CLASSIFICATION	NO. OF DEDUCTIONS	DEDUCTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT	CLASSIFICATION	NO. OF PARCELS	EXEMPTION AMOUNT
SENIOR CITIZEN	4	1,000	FIRE SUPPRESS	0	0	DWELL ABATE	0	0
DISABLED PERSON	3	750	POLLUTION CNTRL	0	0	DWELL EXEMP	0	0
SURVIVING SPOUSE	0	0	FALLOUT SHELTER	0	0	NEW DWELL/CONV ABAT	0	0
VETERAN	36	9,000	WATER/SEWAGE FAC	0	0	MUL DWELL/CONV EXMT	0	0
WIDOW OF VETERAN	5	1,250	HOME IMPROVEMENT	0	0	MUL DWELL EXEMP	0	0
			CLASS 4 ABATEMENT	0	0	MUL DWELL ABATE	0	0
			MULTI-FAMILY DWELL	0	0	COM/IND EXEMP	0	0
			UEZ ABATEMENT	0	0	RENEWABLE ENERGY	0	0

I, ASSESSOR OF THE TAXING DISTRICT OF BASS RIVER TWP, DO SWEAR (OR AFFIRM) THAT THE FOREGOING TAX LIST AND TAX DUPLICATE CONTAIN THE VALUATIONS OF ALL THE PROPERTY LIABLE TO TAXATION IN THE TAXING DISTRICT IN WHICH I AM TAX ASSESSOR, AND THAT SUCH PROPERTY HAS BEEN VALUED WITHOUT FAVOR OR PARTIALITY AT ITS TAXABLE VALUE AND I HAVE ALLOWED ONLY SUCH EXEMPTIONS AND DEDUCTIONS AS ARE PRESCRIBED BY LAW.

I DO FURTHER SWEAR (OR AFFIRM) THAT, FOR THE TAX YEAR 2024, I HAVE COMPLETED AND PUT INTO OPERATION A DISTRICT WIDE ADJUSTMENT OF REAL PROPERTY TAXABLE VALUATIONS AND SUCH TAXABLE VALUATIONS CONFORM TO THE PERCENTAGE LEVEL ESTABLISHED FOR SUCH YEAR FOR EXPRESSING THE TAXABLE VALUE OF REAL PROPERTY IN THE COUNTY.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF 2024. ASSESSOR



PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

State of New Jersey  
THE PINELANDS COMMISSION  
PO Box 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
[www.nj.gov/pinelands](http://www.nj.gov/pinelands)



LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

General Information: [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov)  
Application Specific Information: [AppInfo@pinelands.nj.gov](mailto:AppInfo@pinelands.nj.gov)

January 5, 2024

Eli Blech (via email)  
Maple River, LLC  
950 Forest Ave.  
Lakewood NJ 08701

Re: Application # 1989-0464.004  
Block 56, Lots 36 & 37  
Bass River Township

Dear Mr. Blech:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Timothy Capella of our staff.

Sincerely,

for Charles M. Horner, P.P  
Director of Regulatory Programs

Enc: Certificate of Filing  
Local Agency Approval Submission Checklist  
(Above form(s) may be found at [nj.gov/pinelands/appli/tools/](http://nj.gov/pinelands/appli/tools/).)  
c: Secretary, Bass River Township Planning Board (via email)  
Bass River Township Construction Code Official (via email)  
Secretary, Burlington County Planning Board (via email)  
Burlington County Health Department (via email)  
Sandford Mersky, P.E. (via email)





Philip D. Murphy  
*Governor*

Tahesha L. Way  
*Lt. Governor*

New Jersey Pinelands Commission  
PO Box 359  
New Lisbon, NJ 08064  
(609) 894-7300



Laura E. Matos  
*Chair*

Susan R. Grogan  
*Executive Director*

## CERTIFICATE OF FILING

**Application #: 1989-0464.004**

Applicant: Maple River, LLC

Municipality: Bass River Township

Block 56, Lots 36 & 37

Pinelands Village, VR Zoning District: 4.15 acres

**Proposed Development**

Change of use of an existing elementary school to a boarding school

**Plan(s) Subject of Certificate of Filing**

Schematic Floor Plan, consisting of 1 sheet, prepared by Rise Architecture, dated 04/24/2023.

for Charles M. Horner, P.P.  
Director of Regulatory Programs

January 5, 2024

Date

### **BACKGROUND**

#### Existing development:

- ♦ Elementary school serviced by an onsite septic system.

#### Relevant Information:

- ♦ The proposed boarding school will be serviced by the existing onsite septic system.
- ♦ The elementary school existed prior to the adoption of the Pinelands Comprehensive Management Plan (CMP) on January 14, 1981. The elementary school is serviced by an onsite septic system. Based upon the volume of wastewater flows, the elementary school did not meet the groundwater quality (septic dilution) standard of the Bass River Township land use ordinance and the CMP.
- ♦ The Bass River Township land use ordinance and the CMP (N.J.A.C. 7:50-5.2(c)2) permit the change of an existing use which does not meet the groundwater quality (septic dilution) standard to another use that does not meet the groundwater quality (septic dilution) standard provided the new use does not require the installation of a new septic system, the new use will not further degrade groundwater quality and the new use will not exceed the minimum water quality and potable water standards of the State of New

### **CONDITIONS**

1. This application is for the proposed change of use from an existing elementary school to a boarding school only. Any other future development of the above-referenced parcel shall be governed by Bass River Township's certified land use ordinance and the Pinelands Comprehensive Management Plan (CMP).
2. To address the groundwater quality (septic dilution) standards, any municipal permit or approval for the proposed boarding school shall specify the months per year of operation, the maximum number of overnight and daytime students, and that the use of the second floor of the existing building shall be limited to storage.

### **NEXT STEPS**

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.

**BACKGROUND**

Jersey. The applicant has submitted information which demonstrates that the proposed boarding school will meet these requirements.

- ♦ The applicant has represented that the use of the second floor of the existing school building will continue to be limited to storage only.

**CONDITIONS**

**NEXT STEPS**







PHILIP D. MURPHY  
Governor  
TAHESHA L. WAY  
Lt. Governor

State of New Jersey  
THE PINELANDS COMMISSION  
PO BOX 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
www.nj.gov/pinelands



LAURA E. MATOS  
Chair  
SUSAN R. GROGAN  
Executive Director

General Information: Info@pinelands.nj.gov  
Application Specific Information: AppInfo@pinelands.nj.gov

December 18, 2023

Eli Blech (via email)  
Maple River, LLC  
950 Forest Ave.  
Lakewood NJ 08701

Re: Application # 1989-0464.004  
Block 56, Lots 36 and 37  
Bass River Township

Dear Mr. Blech:

We have reviewed the application and supplemental information received on November 20, 2023 proposing the change of use of the existing Bass River Township Elementary School to a year-round boarding school on the above referenced 4.15 acre parcel. The Bass River Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP) defined a change of use as "development." The submitted application form indicates that no other development is proposed on the parcel.

Based on available information, the parcel is located in Bass River Township's VR zoning district. It is our understanding that you will be pursuing a Township use variance for the proposed use.

To complete this application for a change in use, please submit the following information:

1. Written documentation as to how you, "Eli Blech" are authorized to sign on behalf of the property owner, "Maple River, LLC";
2. The 4.15 acre parcel is serviced by an onsite septic system(s). Both the Township land use ordinance and the CMP contain a groundwater quality (septic dilution) standard of 2 ppm nitrogen at the property line.

Based upon information previously provided to the Commission in 1991 for a proposed addition to the elementary school, the 1981 enrollment of the school was 183 students and 30 staff members (The Commissions regulations became effective in 1981). The proposed addition did not increase the number of students or staff members. Based upon that number of students and staff members, and assuming shower availability and food service, the existing school operating at 180 days per year generated a nitrogen concentration in the groundwater of 7.3 ppm nitrogen.

By letter dated October 4, 2023, the applicant's consultant indicated that the proposed boarding school will have 35 overnight students, seven day students and a maximum of three staff persons. It is our understanding that the boarding school will operate year-round.

Please note that if the wastewater flow from the proposed boarding school exceeds the 7.3 ppm nitrogen previously generated by the elementary school, the existing standard septic system that serviced the elementary school must be converted to an onsite septic wastewater treatment system and meet the 2 ppm nitrogen standard. Please also note that if other development is proposed that will generate wastewater flows, the existing standard septic system that serviced the elementary school must be converted to an onsite septic wastewater treatment system and meet the 2 ppm nitrogen standard.

To determine the proposed wastewater flows for the proposed boarding school, please submit the following information:

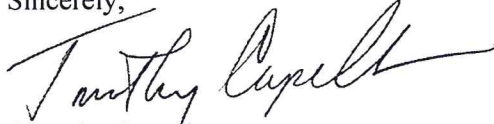
- a. Confirm that the proposed boarding school will operate year-round;
- b. Clarify the maximum number of proposed students, teachers, and staff members. Of that total, please indicate how many will be overnight vs. daytime students, teachers and/or daytime staff members.
- c. Clarify the total number of proposed bedrooms and beds per bedroom;
- d. The submitted sketch depicts a square yellow/green room but does not specify its proposed use or square footage. Please specify the proposed use and square footage of this area;
- e. If applicable, describe any proposed meetings and events that may occur on a scheduled or regular basis, and provide the average anticipated attendance for each meeting and event; and,
- f. Clarify if only a portion of the existing elementary school will be used for a year-round boarding school or if the entirety of the existing elementary school will be used for a year-round boarding school. If only a portion of the existing elementary school will be utilized, please delineate that portion and clarify the use of the remainder of the school. If it is proposed to utilize the entirety of the elementary school, please clarify if the uses in the existing elementary school will remain the same. Specifically, please clarify if the second floor of the existing elementary school will continue to be used for storage purposes only.

Please submit all application-related materials, including large reports and plans, in digital format to [appinfo@pinelands.nj.gov](mailto:appinfo@pinelands.nj.gov). All plans must be in .pdf format and multiple plan sheets must be consolidated into one .pdf.

Please include your application number on any submitted information. Within 30 days of receipt, the Commission will review and respond in writing to any submitted information.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,



Timothy Capella  
Environmental Specialist



c:     Sandford Mersky, PE (via email)  
         Chris Norman, Esq., Planning Board Attorney, Bass River Township (via email)  
         Joanne O'Connor, Esq., Municipal Attorney, Bass River Township (via email)



Engineers  
Planners  
Surveyors  
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

July 12, 2023

**Bass River Township Planning Board**

P.O. Box 307  
3 North Maple Avenue  
New Gretna, NJ 08224

**Re: Use Variance and Amended Waiver of Site Plan**

**Applicant:** Maple River, LLC  
**Block:** 56  
**Lots:** 36 and 37  
**Location:** 11 North Maple Avenue  
**Zone:** NGV (New Gretna Village)  
**OLA File No:** BRPB-23-MAPLE

Dear Chairman and Board Members:

We have received and reviewed the following material submitted in conjunction with the referenced application:

1. Title Survey, Block 56, Lots 36 & 37, 11 North Maple Avenue, Bass River Township, Burlington County, New Jersey. The survey, consisting of One (1) Sheet, has been prepared by Newlines Land Consultants, LLC and is signed by Christopher J. Bouffard, NJPLS #37576. The survey is dated 01/20/2023 with no revision dates indicated.
2. Architectural Floor Plan and Elevation Drawing prepared by Rise Architecture NJ. The plan, consisting of One (1) Sheet, has been signed by Shimon E. Greenebaum, NJAIA #21511 and is dated 04/24/2023 with no revision dates indicated.

The applicant seeks Use Variance approval so as to expand an existing non-conforming school use to include a new 17-bedroom dormitory with shower, bathroom and lounge area. The applicant also seeks a waiver from any further site plan review.

The 4.0± Acre parcel is on the West side of North Maple Avenue and on the East side of Franches Lane adjacent to the New Gretna Volunteer Fire House and within the (NGV) New Gretna Village Zoning District. The property currently is developed with a 2-story elementary school building including a variety of recreational amenities.

Based on our review of the submitted material we offer the following for the Board's consideration:

**A. Use Considerations**

As noted above, the expansion of the existing school represents an expansion of a non-conforming use and requires Use Variance approval. Consistent with all Use Variance applications, the applicant should address:

1. Is the use proposed consistent with the Township Zone and Master Plans?
2. Is the proposed use harmonious with existing developed uses in the surrounding area?
3. Is the site particularly suited for the proposed use?
4. Are there special reasons for granting this Use Variance request?
5. Can the Use Variance be granted without substantial detriment to the public good?
6. Would approval of the Use Variance substantially impair the intent and purpose of the zone plan and zoning ordinance?

**B. Zoning – (NGV) New Gretna Village**

	Required	Proposed
Minimum Lot Area	3.2 Acres	4.0 Acres
Minimum Lot Width	100 FT	365 FT
Minimum Lot Frontage	150 FT	365 FT
Principal Building:		
Minimum Front Setback	40 FT	>40 FT
Minimum Side Setback	20 FT	18.64 FT*
Minimum Rear Setback	30 FT	N/A
Maximum Building Coverage	20%	<20%
Maximum Lot Coverage	40%	<40%
Maximum Building Height	35 FT	<35 FT

\*Variance Required

**C. General Comments: The applicant has also requested a waiver for further site plan review. However, a variety of engineering, technical and operational issues must be addressed. Specifically:**

- Utilities – Are existing onsite systems adequate to service the expansion? Wastewater flows are a significant concern.
- Site Utilization and Proposed Operations:
  - Days and Hours of Operations
  - Staffing and Enrollment
  - Security and Supervision
  - Proposed Food Service
  - Environmental Concerns
  - Summer Camp Proposals
  - Solid Waste Storage and Handling
  - Site access and Circulation
  - Grading and Drainage
  - Busing Proposals
  - Off-Street Parking
  - Lighting and Landscaping Proposals
  - Site Signage



The Board should be comfortable with all disclosures provided in conjunction with any site plan waiver which may be granted. At a minimum we would suggest any approval which the Board may grant should be conditioned upon the applicant submitting a formal Description of Operations providing for all applicable operation disclosures as well as any specific restrictions and/or limitations which the Board may impose.

D. **Outside Agencies**- The applicant should be prepared to discuss the current status of the following outside agency permits/approvals which will be required in conjunction with any approval the Board may grant.

1. Burlington County Planning Board
2. Burlington County Soil Conservation District
3. Burlington County Health Department (Septic & Well)
4. Pinelands Commission

E. **Technical Revisions and/or Corrections** – As may be required by the Board.

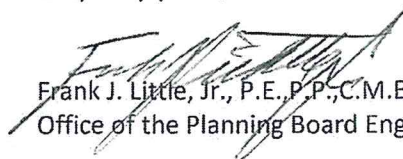
F. **Recommendations** – Any approval which the Bass River Township Planning Board may grant should be conditioned upon the following items being addressed prior to signing the map:

1. Compliance with all technical revisions previously indicated.
2. Plan revisions required by the denial of any requested variances and/or design waivers.
3. Receipt of approvals and compliance with all permit conditions and any Federal, State, County and local regulatory agencies having jurisdiction over this application.
4. Submission of a formal Description of Operations detailing and outlining the approved use as well as any Board imposed limitations and/or restrictions.

Please be advised that the comments detailed above are based on our initial review of the application. Additional comments and/or plan revisions may be forthcoming subsequent to formal presentation by the applicant and any public comment which is received.

Should you have any questions or require any additional information, please do not hesitate to call.

Very truly yours,

  
Frank J. Little, Jr., P.E., P.P., C.M.E.  
Office of the Planning Board Engineer

FJL:DFK:caa

Cc: Laura Moyer, Planning Board Secretary ([lmoyer@bassriver-nj.org](mailto:lmoyer@bassriver-nj.org))  
Chris Norman, Esq., Land Use Board Attorney ([cnorman@theplattlawgroup.com](mailto:cnorman@theplattlawgroup.com))  
Maple River, LLC, Applicant ([eblech3@aol.com](mailto:eblech3@aol.com))  
Donna M. Jennings, Esq., Applicant's Attorney ([djennings@wilentz.com](mailto:djennings@wilentz.com))  
Christopher J. Bouffard, PLS, Applicant's Surveyor  
Shimon Greenebaum, RA, Applicant's Architect ([shimon@risearchitecture.com](mailto:shimon@risearchitecture.com))

**TOWNSHIP OF BASS RIVER  
BURLINGTON COUNTY, NJ**

**P.O. BOX 307  
3 North Maple Avenue  
New Gretna, New Jersey 08224**

**LAND USE APPLICATION FORM**

5 copies of the application, with supporting documentation, must be filed with the Township and must be delivered to the professionals by the applicant for review at least fifteen (15) business days prior to the meeting at which the application is to be considered.

**TO BE COMPLETED BY TOWNSHIP STAFF ONLY**

Date Filed: JUNE 30, 2023 Application Number: PB 2023-04 \*

✓ Needs W-9 Application Fees:  $\text{CH\#177 } \$100 + \text{CH\#106 } \$100 = \$200$   
Site Plan Writer

Rec'd via email 7/3 Escrow Deposit:  $\$500 + \$1500 = \$2,000$   
Site Plan Escrow CH\#176 Variance Escrow CH\#105

Scheduled for: Review for Completeness 6/30/2023 BM Hearing JULY 19, 2023

**1. SUBJECT PROPERTY**

LOCATION: 11 North Maple Avenue

TAX MAP: Page 8B Block 56 Lot(s) 36  
 Page 8B Block 56 Lot(s) 37

DIMENSIONS: Frontage 223.91 ft. Depth 497.39 ft. Total Area 4.15 acres

ZONING DISTRICT: NGV - New Gretna Village

## 2. APPLICANT

NAME: Maple River, LLC

ADDRESS: 9590 Forest Avenue, Lakewood, NJ 08701

NUMBER: (908) 330-6826 E-MAIL: ebilech3@aol.com TELEPHONE \_\_\_\_\_

Applicant is a: ☐ Corporation ☐ Partnership ☒ LLC ☐ Individual

## 3. DISCLOSURE STATEMENT

N.J.S.A. 40:55D-48.1 requires that the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant be disclosed. The disclosure requirement applies to any corporation, Limited Liability Company or partnership, which owns more than 10% interest in the applicant, followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have disclosed. [Attach pages as necessary to fully comply.]

NAME <u>Eliezer Blech</u>	ADDRESS <u>950 Lakewood Ave., Lakewood, NJ 08701</u>	INTEREST <u>50%</u>
NAME <u>Mesivta Keren Orah</u>	ADDRESS <u>c/o 950 Forest Ave., Lakewood, NJ 08701</u>	INTEREST <u>18%</u>
NAME <u>Congregation Supportes of Torah</u>	ADDRESS <u>64 Monterey Circle Lakewood, NJ 08701</u>	INTEREST <u>19%</u>
NAME _____	ADDRESS _____	INTEREST _____
NAME _____	ADDRESS _____	INTEREST _____
NAME _____	ADDRESS _____	INTEREST _____

4. If owners is other than the applicant, provide the following information on the owner(s):

Owners Name: Same as Applicant

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_



## 5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

☐ Yes [Attach Copies] ☒ No

☐ Proposed

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English.

Present use of the premises: Vacant elementary school.

a. Applicant's Attorney Donna M. Jennings, Esq., Wilentz, Goldman & Spitzer, P.A.

Address 90 Woodbridge Center Drive, Suite 900

Woodbridge, NJ 07095

Telephone No. (732) 855-6437

Email djennings@wilentz.com

Fax Number (732) 726-4837

b. Applicant's Engineer

Address

Telephone No.

Email

Fax Number

c. Applicant's Planning Consultant

Address

Telephone No. \_\_\_\_\_ Email \_\_\_\_\_

Fax Number \_\_\_\_\_

d. Applicant's Traffic Engineer \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_ Email \_\_\_\_\_

Fax Number \_\_\_\_\_

- e. List any other expert(s) who will submit a report or who will testify for the applicant:  
[Attach additional sheets as may be necessary]

Name Shimon Greenebaum, RA

Field of Expertise Architect

Address 36 Airport Road, Suite 402

Lakewood, NJ 08701

Telephone No. (908) 674-8717 Email shimon@risearchitecture.com

Fax Number \_\_\_\_\_

## 6. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

### SUBDIVISION:

- ☐ Minor Subdivision Approval  
☐ Major Subdivision Approval (Preliminary)  
☐ Major Subdivision Approval (Final)

Number of lots to be created \_\_\_\_\_  
 (Including remainder lot)

Number of proposed dwelling units \_\_\_\_\_  
 (If applicable)

## SITE PLAN:

- ☐ Minor Site Plan Approval  
☐ Major Preliminary Site Plan Approval [Phases (if applicable) \_\_\_\_\_]  
☐ Major Final Site Plan Approval [Phases (if applicable) \_\_\_\_\_]  
☐ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet or acreage) \_\_\_\_\_

Number of proposed dwelling units (if applicable) \_\_\_\_\_

- ☒ Request for Waiver from Site Plan Review Approval

Reason for request: Internal renovations to existing building that will not change any  
considerations of site plan review.

- ☐ Informal Review  
☐ Request for Rezoning and/or Amendment to Master Plan  
☐ Appeal Decision of an Administrative Officer [N.J.S.A. 40:55D-70a]  
☐ Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55d-70b]  
☐ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]  
☐ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]  
☒ Variance Relief (use) [N.J.S.A. 40:55d-70d]  
☐ Conditional Use Approval [N.J.S.A. 40:55D-67]  
☐ Direct Issuance of a Permit for a Structure in Bed of a Mapped Street, Public drainage way, or Flood Control Basin [N.J.S.A. 40:55D-34]  
☐ Direct Issuance of a Permit for a Lot Lacking Street Frontage [N.J.S.A. 40:55D-35]

7. Section(s) of Ordinance from which a variance is requested:

Ordinance Section 17.16.010 - Expansion of existing nonconforming use,  
if deemed necessary.



8. Waivers Requested of Development Standards and/or Submission Requirements: [Attach Additional Pages as Needed]

N/A

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9. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. The publication and the service on the affected owners must be accomplished at least 10 days prior to the date of scheduled by the Administrative Officer for the hearing. An Affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

See Draft Legal Notice, attached hereto.

10. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

See Rider, attached.

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- |  |            |
|--|------------|
| 11. Is a public water line available?  | <u>Yes</u> |
| 12. Is public sanitary sewer available?  | <u>Yes</u> |
| 13. Does the application propose a well and septic system?   | <u>No</u>  |
| 14. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot & block numbers? | <u>No</u>  |
| 15. Are any off-tract improvements required or proposed?   | <u>No</u>  |
| 16. Is the subdivision to be filed by Deed or Plat?  | <u>N/A</u> |
| 17. What form of security does the applicant propose to Provide as performance and maintenance guarantees?       | <u>N/A</u> |

## 18. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Plat (Soil Borings—witness by Twp. Engineer)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sealed Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Drainage Calculations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Environmental Impact Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Protective Covenants, Deed Restrictions or Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Burlington County Site Plan Application, If development If on a County Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Burlington County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Burlington County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Burlington County Soil Conservation District If more than 5,000 sq. feet of soil is disturbed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NJ Dept. of Environment Protection Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Waterfront Development Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Potable Water Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

	Yes	No	Date Plans Submitted
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Certificate of Filing of Pinelands Application	<input type="checkbox"/>	<input type="checkbox"/>	_____
NJ Dept. of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	_____
Utilities and other Approval Needed:			
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____

19. Certification from the Tax Collector that all taxes due on the subject property have been paid.
20. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).
21. It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board] for their review. The documentation must be received by the professional staff at least fifteen [15], but not more than twenty [20] business days prior to the meeting at which time the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
5	Property Owners List, dated May 10, 2023
5	Proof of Tax Payment, dated May 1, 2023
5	Schematic Floor Plan, prepared by Rise Architecture, dated April 24, 2023
5	Title Survey, prepared by Newlines Land Consultants LLC, dated January 20, 2023

22. The Applicant hereby request that copies of the reports of the professional staff reviewing the application be provided to the following of the applicants professionals:



23. Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicants Professional(s)	Report Requested
Shimon Greenebaume, RA	All Reports

**RIDER**  
Application for Site Plan Waiver and Use Variance  
Block 56, Lots 36 & 37  
Bass River Township

Applicant Maple River, LLC ("Applicant") is seeking site plan waiver and use variance approval, if deemed necessary, to renovate an approximately 4,700 square foot portion of the existing school for use as a dormitory on property located at 11 North Maple Avenue and identified as Block 56, Lots 36 and 37 on the Township's Tax Maps (the "Property"). The Property is situated in the NGV – New Gretna Village Zone ("NGV Zone") on approximately 4.15 acres. The Property was previously used as a public elementary school, which is currently vacant. Currently, school uses are not permitted, and to the extent schools are permitted, it is as preexisting nonconforming use.

The proposed private school is expected to serve approximately 149 students and twenty-five (25) staff members. Initially, only thirty-eight (38) students are expected to attend and live on-site. The school will also only employ five (5) staff initially. The students will not be permitted to bring cars on the school campus.

Applicant will be responsible for the operation and maintenance of the parking area, sidewalks, landscaping, lighting, utilities, stormwater management system and building, which will be overseen by the school's Maintenance Manager. Applicant will also be responsible for collection of the refuse and recyclable materials.

**Request for Site Plan Waiver**

Applicant proposes to utilize the existing building without making any significant structural improvements. Site plan waiver is appropriate as the changes to the interior of the building do not rise to the level of major or minor development under Ordinance Section 17.04.030, or under the standards for major or minor site plan pursuant to Sections 17.32.070 and

17.32.080, respectively, no structures will be demolished or constructed, and no grading, clearing, or disturbance of the land. Moreover, for the proposed dormitory use, only minor renovations to the building are proposed, including upgrading the bathrooms to include shower facilities, improving the fire suppression system, and erecting walls to divide two existing rooms.

#### **Request for Use Variance Approval**

Use variance relief from Ordinance Section 17.16.010, if deemed necessary, may be required for an expansion of the existing nonconforming school use as a portion of the school will be converted to a dormitory. It is well-settled that dormitories are ancillary to a university. For example, in Joseph and Pamela Hughes v. Monmouth University et al., the court determined the proposed uses, including a residence hall, serve the core function of a university and by their very nature, should be in close proximity to the university itself. 394 N.J. Super. 207, 229-230 (Law. Div. 2007).

Variance approval to permit the proposed dormitory use is appropriate as private parochial schools are considered inherently beneficial uses, thereby satisfying the positive criteria under N.J.S.A. 40:55D-70(d). See Northeast Towers, Inc. v. Zoning Bd. of Adj. of Borough of W. Paterson, 327 N.J. Super. 476, 487 (App. Div. 2000); Bd. of Educ. of City of Clifton v. Zoning Bd. of Adjustment of City of Clifton, 409 N.J. Super. 389, 441 (App. Div. 2009) (“It [is] undisputed that the proposed school was an inherently beneficial use, and thus, satisfied the positive criteria.”). Moreover, the proposed use satisfies the negative criteria as Applicant will be downgrading the intensity of the nonconforming use with a lower amount of occupants.



### CERTIFICATIONS

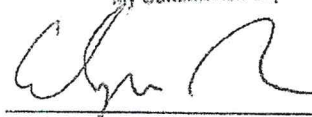
24. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the applicant is a corporation or a Limited Liability Company this must be signed by an authorized officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

24 Day of APRIL, 2023

  
NOTARY PUBLIC

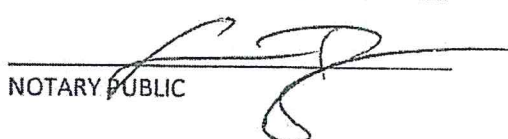
STEVEN R. MERTZ  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 2433758  
My Commission Expires 5/8/2023

  
SIGNATURE OF APPLICANT

25. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. [If the applicant is a corporation or a Limited Liability Company, this must be signed by an authorized officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

28 Day of APRIL, 2027

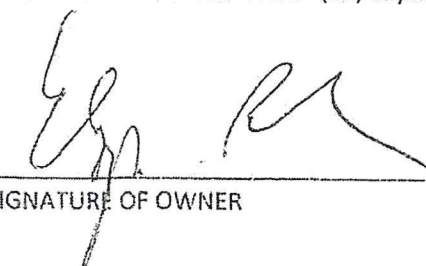
  
NOTARY PUBLIC

STEVEN R. MERTZ  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 2433758  
My Commission Expires 5/8/2023

  
SIGNATURE OF OWNER

26. I understand that the sum of \$ \$500.00 has been deposited in an escrow account. In accordance with the Ordinances of the Township of Bass River, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account with fifteen (15) days.

4/28/23  
DATE

  
SIGNATURE OF OWNER

**LEGAL NOTICE**  
**TOWNSHIP OF BASS RIVER**

**PLEASE TAKE NOTICE** that the undersigned, Maple River, LLC (the "Applicant"), has applied to the Township of Bass River Planning/Zoning Board for the relief described below to renovate part of the existing school for dormitory use for the property located at 11 North Maple Avenue and identified as Block 56, Lots 36 & 37 on the Township tax maps. The Applicant is seeking the following relief:

1. Site Plan Waiver Approval;
2. Use variance relief from Ordinance Section 17.16.010, if deemed necessary, to expand the existing nonconforming school use to include a dormitory; and
3. Such other relief, as may be required, including any variances, exceptions or waivers deemed necessary by the Planning Board or its professionals during review of the application.

Copies of the application, plans and other supporting documents are available for inspection at the office of the Planning/Zoning Board, located in the Bass River Township Building, 3 Maple Avenue, New Gretna, New Jersey 08224, between the hours of 9:00 A.M. and 4:00 P.M.

**PLEASE TAKE FURTHER NOTICE** that this matter has been placed on the agenda of the Township of Bass River Planning/Zoning Board for \_\_\_\_\_, **2023 at 7:00 p.m.** in the Bass River Township Building, at 3 Maple Avenue, New Gretna, New Jersey 08224, at which time you may appear in person or by an attorney and present any comments and/or objections you may have to the relief sought.

Maple River, LLC  
950 Forest Avenue  
Lakewood, NJ 08701



