



BASS RIVER TOWNSHIP

3 North Maple Avenue - Post Office Box 307

New Gretna, New Jersey 08224

(609) 296-3337

www.bassriver-nj.org

PLANNING / ZONING BOARD MEETING AGENDA - AUGUST 21, 2024

CALL TO ORDER / 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 ("OPMA"), N.J.S.A. 10:4:4-6. The notice was published in the Atlantic City Press Newspaper and in The Beacon Newspaper on December 30, 2023. This Notice was given to the Municipal Clerk and posted on the bulletin board in the Municipal Building and on the Township website.

Reminder

- Pursuant to the Open Public Meetings Act ("OPMA"), N.J.S.A. 10:4:4-6, notice was given that the Bass River Township Planning Board to be held on Wednesday, July 17, 2024, at 7:00 p.m. was cancelled due to lack of applications. The notice was published in the Atlantic City Press Newspaper and in The Beacon Newspaper on July 9, 2024. This Notice was given to the Municipal Clerk and posted on the bulletin board in the Municipal Building and on the Township website.

RECORD OF ATTENDANCE / ROLL CALL

BOARD	CLASS	TERM EXPIRES	PRESENT	ABSENT
William "Rick" Adams	Class 1			
Vacant - Employee	Class 2			
Jane Allen - Commissioner	Class 3			
Cindy Ann Ruffo	Chair	12/31/2025		
Abigail C. Spagnola	Vice Chair			
Robert Neuweiler	Class 4	12/31/2025		
Richard Steele	Class 4	12/31/2025		
Mary DeLois	Class 4	12/31/2024		
Winfield G. Allen, Jr.	Class 4	12/31/2024		
Vacant - Resident	Class 4	12/31/2024		
Vacant - Resident	Alt 1	12/31/2025		
Carrie Crowley	Alt 2	12/31/2024		
Christopher Norman, Esquire	PB Attorney			
Owen, Little & Associates	PB Engineer			
Natalie Lewis	LUPB Administrator and Recording Secretary			

40:55D-23 PLANNING BOARD MEMBERSHIP

- Class I: The mayor or the mayor's designee.
- Class II: One of the officials of the municipality other than a member of the governing body.
- Class III: A member of the governing body to be appointed by the Township Committee.
- Class IV: Six citizens of the municipality appointed by the Mayor.

APPROVAL OF MINUTES

- June 19, 2024

RESOLUTIONS FOR MEMORIALIZATION:

- Minor Subdivision 23 Millie Road, Block 37, Lot 47

APPLICATION

- Variance Application (Variance Relief as per application)
 - Harrigle - 8 Riverside Drive, Block 54, Lot 31
 - Applicant's presentation.
 - Public Comment - open.
 - Public Comment - closed.
 - Board Discussion.

PUBLIC COMMENT – AGENDA ITEMS ONLY - 3 MINUTES

Reminder: Planning Board meetings are regarding Municipal Land Use matters only.

- Public Comment - open
- Public Comment - closed

BOARD DISCUSSION

MOTION FOR ADJOURNMENT

PUBLIC NOTICE Next scheduled meeting is: September 18, 2024 at 7:00 p.m.

**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

rec'd
 Date Filed: 8/14/2024 Application Number: _____

Application Fees: \$ 325.-

Escrow Deposit: \$ 1,000.-

Scheduled for: Review for Completeness _____ Hearing _____

1. SUBJECT PROPERTY

LOCATION: 8 Riverside Dr.

TAX MAP: Page _____ Block 54 Lot(s) 31

Page _____ Block _____ Lot(s) _____

DIMENSIONS: Frontage _____ Depth _____ Total Area _____

ZONING DISTRICT: _____

2. APPLICANT

NAME: Timothy B. Hainyle

ADDRESS: 8 Riverside Dr.
New Gretna,

TELEPHONE NUMBER: 609-709-7923 E-MAIL: mit9464@zol.com

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 _____	ADDRESS _____	INTEREST _____
NAME _____	ADDRESS _____	INTEREST _____
NAME _____	ADDRESS _____	INTEREST _____
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: _____

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: Residential Single Family Home

a. Applicant's Attorney _____

Address _____

Telephone No. _____ Email _____

Fax Number _____

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 _____

Field of Expertise _____

Address _____

Telephone No. _____ Email _____

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: _____

- 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:

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

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.

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]

I would like to build a 16'x24' detached garage for personal use. My property and house is situated in a way that will not allow me to conform to the setbacks.

	Yes	No	Date Plans Submitted
Wetlands Permit	<input type="checkbox"/>	<input type="checkbox"/>	_____
Tidal Wetlands Permit	<input type="checkbox"/>	<input type="checkbox"/>	_____
Potable Water Construction Permit	<input type="checkbox"/>	<input type="checkbox"/>	_____
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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- 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

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

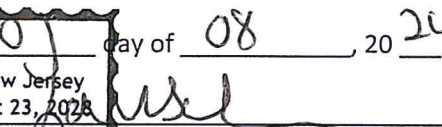
LOUIS J SALONIA 07 day of 08, 20 24
Notary Public, State of New Jersey
My Commission Expires Oct 23, 2028

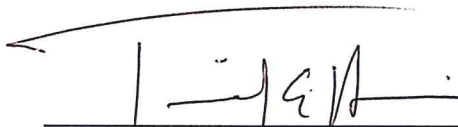
NOTARY PUBLIC


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

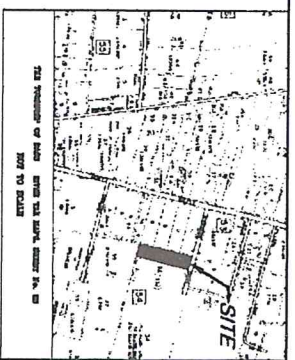
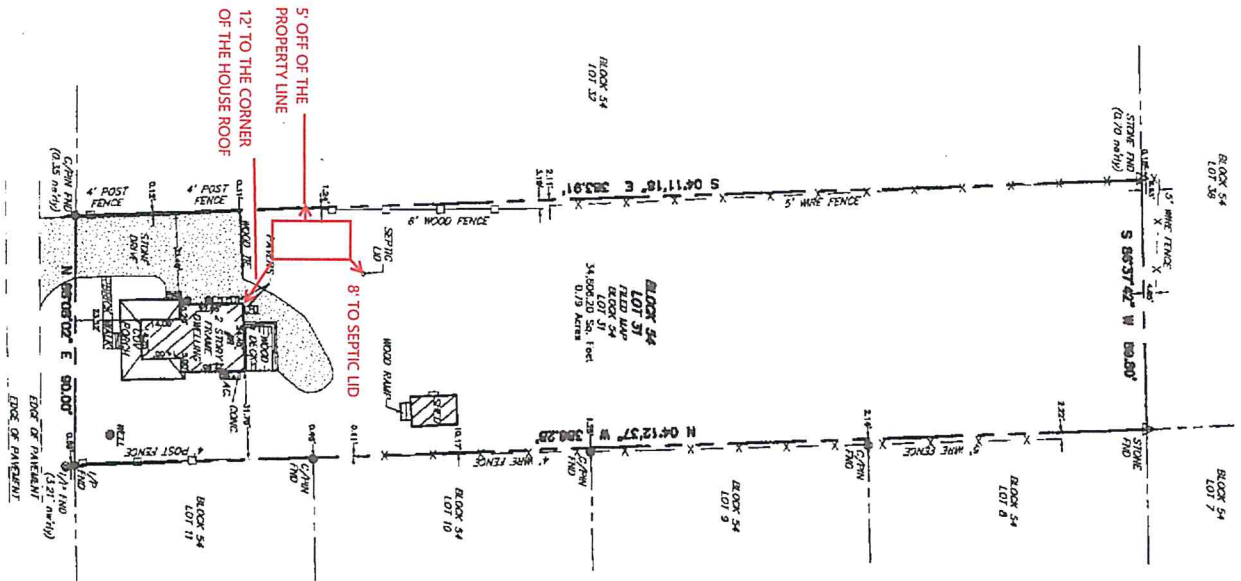
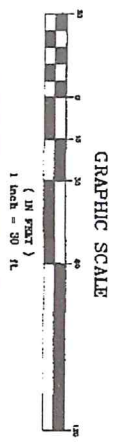
LOUIS J SALONIA 07 day of 08, 20 24
Notary Public, State of New Jersey
My Commission Expires Oct 23, 2028

NOTARY PUBLIC


SIGNATURE OF OWNER

26. I understand that the sum of \$ _____ 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.

DATE

SIGNATURE OF OWNER



- NOTES:
1. SHOWN HEREIN IS THE RESULT OF A TITLE SEARCH CONDUCTED BY THE SURVEYOR FOR THE PURPOSE OF IDENTIFYING ANY INTERESTS THAT MAY AFFECT THE SURVEY.
 2. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF ANY AGENCIES.
 3. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF ANY AGENCIES.
 4. UNDEVELOPED UTILITIES ARE NOT SHOWN BY THIS SURVEY.
 5. NO ADJACENT OWNERS WERE NOTIFIED OF THIS SURVEY.
 6. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF ANY AGENCIES.
 7. ADJACENT OWNERS WERE NOTIFIED OF THIS SURVEY BY MAIL AND BY PERSONAL DELIVERY.

THESE CONVEYANCES ARE MADE ONLY BY THE TOWNSHIP AUTHORITY FOR THE PURPOSE OF IDENTIFYING ANY INTERESTS THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF ANY AGENCIES.

PLAN OF SURVEY
OF TAX MAP LOT 31 IN BLOCK 54
SITUATED IN
TOWNSHIP OF BASS RIVER
BURLINGTON COUNTY NEW JERSEY
VALLEY SURVEYING, INC.
SCALE: 1" = 30'
DATE: JANUARY 20, 2024
DESIGNER: [Signature]
DATE: [Signature]

Thank you for placing your order with us.

From: Manahawkin Legals (applelegals@gannett.com)

To: mit9464@aol.com

Date: Sunday, July 14, 2024 at 09:07 AM EDT

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit The Beacon's online Classifieds [HERE](#) to place your legal notices in the future.

Changes and/or cancellations may not be honored up to 2 business days prior to your first publication date.

<p>Job Details</p> <p>Order Number: LNYS0129667 Classification: Public Notices Package: General Package Total payment: \$56.70 Payment Type: Chase</p> <p>Account Details</p> <p>tim harrigle 8 riverside dr tuckerton, NJ 08087 609-709-2923 mit9464@aol.com Credit Card - Chase XXXXXXXXXXXX0948</p>	<p>Schedule for ad number LNYS01296670</p> <p>Thu Jul 18, 2024 The Beacon <i>All Zones</i></p>
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Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Paid by
timothy harrigle

Receipt number
Invoice number 2F78449C-0001
Invoice id in_1PYAiLHmcZCnOTsLYau8oZCN
Notice ID 65Wf0likyiFLbWdSIkJs
Publisher The Press of Atlantic City
Date paid Jul 2, 2024
Payment method VISA - 0948

Description	Qty	Unit price	Amount
07/06/2024: General Legal Notice	1	43.64	43.64
Legal Processing Fee	1	20.00	20.00

=== Notes ===

Notice Name: VARINCE NEW GRETNA
Order Number: COL6306

Net Subtotal \$63.64

Tax 0.00

Amount paid \$63.64

**NEW GRETNA VARIANCE
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE, that the undersigned, Timothy E Harrigle (Applicant) applied to the Planning/Zoning Board of the Township of Bass River for a setback variance approval.

The property in question is located at Tax Block 54, Lot 31, on the Official Tax Map of the Township of Bass River. The street address is 8 Riverside Drive, New Gretna, NJ. **The Applicant** proposes the following: Build a 16' x 24' garage.

The Applicant seeks the following variances in conjunction with the application: the side yard setback from 10' to 5', which is necessary in order for the garage to be placed properly.

IN ADDITION TO THE VARIANCES SOUGHT ABOVE, there are or may be other design waivers sought from the requirements of the Site Plan or Subdivision Ordinance and the applicant will seek such variances as the Board decides necessary in accordance with the law.

THE APPLICATION AND SUPPORTING DOCUMENTS are on file in the office of the Administrator/Secretary of the Planning/Zoning Board, Bass River Township Building, 3 N Maple Avenue-PO Box 307, New Gretna, New Jersey 08224 and are available for inspection from 9:00 a.m. to 4:00 p.m., Monday through Friday, except on holidays.


A Public Hearing will be conducted by the Planning/Zoning Board at a meeting scheduled for: 8-21-2024 at 7:00 p.m., Bass River Municipal Building; or as soon thereafter as the matter is reached. Any person interested in this application may attend at the hearing. <https://bassriver-nj.org/>.

THIS NOTICE IS SUBMITTED in accordance with the requirements of the Township of Bass River Land Use Law.

Publication Dates

L00000000

\$

 LNYS01296670.pdf
14.8kB

 Untitled
455.5kB



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **The Press of Atlantic City** on the dates indicated below. If changes are needed, please contact us prior to deadline at help@column.us

Notice ID: 65Wf0likyiFLbWdSIkJs | **Proof Updated: Jul. 02, 2024 at 01:42pm EDT**
Notice Name: VARINCE NEW GRETNА | Publisher ID: COL6306

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

timothy harrigle
mit9464@aol.com
(609) 709-2923

FILING FOR

The Press of Atlantic City

Columns Wide: 2

Ad Class: Legals

07/06/2024: General Legal Notice	43.64
Legal Processing Fee	20.00

Total	\$63.64
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See Proof on Next Page

**PUBLIC NOTICE VARIANCE NEW
GRETNA**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that the undersigned, Timothy E. Harrigle (Applicant) has applied to the Planning / Zoning Board of the Township of Bass River for side yard set back variance approval

The property in question is located at Tax Block 54 Lot 31 , on the Official Tax Map of the Township of Bass River. The street address is: 8 Riverside Dr New Gretna

The Applicant proposes the following: To build a 16' x 24' garage

The Applicant seeks the following variances in conjunction with the application: To reduce the side yard setback from 10' to 5'

IN ADDITION TO THE VARIANCES SOUGHT ABOVE, there are or may be certain design waivers sought from the requirements of the Site Plan or Subdivision Ordinance and the applicant will seek such variances as the Board decides necessary in accordance with the law.

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A **Public Hearing** will be conducted by the Planning / Zoning Board at a meeting scheduled for: July 17th at 7:00 p.m., Bass River Municipal Building; or as soon thereafter or until the matter is reached. Any person interested in this application may be present at the hearing. <https://bassriver-nj.org/>.

THIS NOTICE IS SUBMITTED in accordance with the requirements of the Municipal Land Use Law.

7/2/2024 Timothy E. Harrigle
Date Applicant Signature

Printer Fee: \$63.64
Pub Date: July 6th, 2024

Order #: 0016306

Applicant Property Owner: Timothy E. Harrigle

Date: 7-8-2024

To: Atlantic City Press classlegal@pressofac.com
Times-Beacon – Bass River-New Gretna applegals@gannett.com

RE: Public Notice / Planning and Zoning Board

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that the undersigned, Timothy E. Harrigle

(Applicant) has applied to the Planning / Zoning Board of the Township of Bass River for Side yard set back variance
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.

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THIS NOTICE IS SUBMITTED in accordance with the requirements of the Municipal Land Use Law.

7-8-2024
Date


Applicant Signature

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
timothy harrigle

Invoice number 2F78449C-0002
Invoice id in_1PbMzIHmcZCnOTsLwc1qNGnY
Notice ID yaThmfxiQMEahMXv7d9M
Publisher The Press of Atlantic City
Date of issue Jul 11, 2024
Date due Jul 12, 2024
Amount due \$71.92

Description	Qty	Unit price	Amount
07/16/2024: General Legal Notice	1	51.92	51.92
Legal Processing Fee	1	20.00	20.00

=== Notes ===

Notice Name: VARINCE NEW GRETNA
Order Number: COL6428

=== How to pay this invoice ===

Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/in_1PbMzIHmcZCnOTsLwc1qNGnY/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 2F78449C-0002 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	\$71.92
Tax	0.00
Amount due	\$71.92

Pay here: https://www.column.us/invoices/in_1PbMzIHmcZCnOTsLwc1qNGnY/pay


 New York/New Jersey
GANNETT

Agency:

tim harrigle
 8 riverside dr
 tuckerton NJ 08087
 Acct: 1470055

Client:

tim harrigle
 8 riverside dr
 tuckerton NJ 08087
 Acct: 1470055

This is not an invoice

Order #	Advertisement / Description	Columns x Lines x Insertions	Rate per Lines	Cost
10384160	NEW GRETNA VARIANCE NOTICE OF PUBLIC HEARIN	2 x 70.00 x 1	\$0.31	\$56.70
Net Total Due:				\$56.70

Costs above include daily ad cost and any associated affidavit charges, where applicable

of Copies : 0
 PO #: LNYS0129667
 Check #: _____
 Date: _____

CERTIFICATION BY RECEIVING AGENCY
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS ORDER CONFIRMATION IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:


APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O.# _____

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS ORDER CONFIRMATION IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 07/18/2024

Signature: 

Federal ID #: 061032273
 Official Position: Clerk

Kindly return a copy of this order confirmation with your payment so that we can assure you proper credit.

The Beacon
 Gannett New York-New Jersey LocaliQ
 PO Box 631202, Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Order Number : 10384160

STATE OF WISCONSIN
Brown County

Of the **Beacons**, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Ocean County, and of general circulation in Ocean County, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been Published in said newspaper in the issue:

07/18/2024



Legal Clerk



Notary Public State of Wisconsin County of Brown

4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

NEW GRETNA VARIANCE
NOTICE OF PUBLIC HEARING

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THIS NOTICE IS SUBMITTED in accordance with the requirements of the Municipal Land Use Law

July 18 2024

LNYS0129667

\$21.70

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Hayden Lipsky, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Press of Atlantic City, a newspaper printed and published in the City of Linwood, distributed in the following counties: Atlantic, Camden, Cape May, Cumberland, Gloucester, and Ocean and mailed to various parts of the State of New Jersey, the United States, and foreign countries, does hereby certify that the Notice was published in The Press of Atlantic City on:

PUBLICATION DATES:

Jul. 16, 2024

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PUBLISHER ID: COL6428

NOTICE NAME: VARINCE NEW GRETNA

Publication Fee: 71.92

All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

(Signed) Hayden Lipsky

VERIFICATION

State of New Jersey
County of Hudson

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 07/18/2024

Shannea H. Holmes

Notary Public
Notarized remotely online using communication technology via Proof.

OWNER & ADDRESS REPORT

BASS RIVER

06/20/24 Page 1 of 1

BASS RIVER TOWNSHIP CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET OF
BLOCK 54 LOT 31 IN BASS RIVER TOWNSHIP, BURLINGTON COUNTY, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
53	1		2	ZAZENSKI, EUGENE J & ANGELA M P.O. BOX 60 NEW GRETNA, NJ 08224	5 RIVERSIDE DRIVE	
53	3		2	JOHN A DOHERTY TESTAMENTARY TRUST 103 WATERSIDE PLACE YORKTOWN, VA 23692	7 RIVERSIDE DRIVE	
53	4		2	DOHERTY, THOMAS SCOTT BOX 15543738 SIOUX FALLS, SD 57186	9 RIVERSIDE DRIVE	
54	6.01		2	MCGEOCH, LINDA B P.O. BOX 15 NEW GRETNA, NJ 08224	18 NORTH MAPLE AVENUE	
54	6.02		1	UNKNOWN % TAX ASSESSOR BOX 307 NEW GRETNA, NJ 08224	N MAPLE AVE	
54	7.01		2	NEUWEILER ARTHUR & TONYA P.O. BOX 91 NEW GRETNA, NJ 08224	20 NORTH MAPLE AVENUE	7.02
54	8		2	NEUWEILER, ARTHUR & TONYA P.O. BOX 91 NEW GRETNA, NJ 08224	22 NORTH MAPLE AVENUE	
54	9		2	JANNSCH JR, T & JANNSCH, HEIDI 24 N MAPLE AVE NEW GRETNA, NJ 08224	24 NORTH MAPLE AVENUE	
54	10		2	FOLLMER, DAVID & MAGDOLNA 26 NORTH MAPLE AVE TUCKERTON, NJ 08087	26 NORTH MAPLE AVENUE	
54	11		2	ZAZENSKI, EUGENE 28 NORTH MAPLE AVE. TUCKERTON, NJ 08087	28 NORTH MAPLE AVENUE	
54	21.02		2	GORMLEY, JOHN R 12 RIVERSIDE DR TUCKERTON, NJ 08087	12 RIVERSIDE DRIVE	
54	32		2	MOYER, PAM PO BOX 438 NEW GRETNA, NJ 08224	10 RIVERSIDE DRIVE	33
54	37		15E	OLD HOME SOCIETY P O BOX 133 NEW GRETNA, NJ 08224	RT 9	
54	38		15E	THE NEW GRETNA OLD HOME SOCIETY % P STEMMER P O BOX 133 NEW GRETNA, NJ 08224	CEM LANE	

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Total Postage and Fees	\$5.58

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7019 2970 0000 6551 2944

7019 2970 0000 6552 2968

Bass River Township Tax Office

PO Box 307

New Gretna, NJ 08224

Certification of Paid Taxes

Block 54 Lot 31

Owner: Timothy Harrigie

Address: 8 Riverside Drive
Tuckerton, NJ 08087

Please be advised that the above-mentioned property real estate taxes located in the Township of Bass River are paid through:

2024-1

2024-2

I, Laura Moyer, Collector of Taxes, certify this to be true as of 25 June, 2024.

***I verify that this information accurately
reflects municipal tax records.***

Laura Moyer
**Tax Collector Clerk
Bass River Township
Burlington County**



Laura Moyer
Tax Collector Clerk
Bass River Township
609-296-3337 x3

The Platt Law Group, P.C.

40 Berlin Avenue
Stratford, NJ 08084

**FOR YOUR RECORDS
DO NOT PAY**

Ph: 856-784-8500

Fax: 856-784-8050

Timothy Harrigle
8 Riverside Drive
New Gretna, NJ 08224

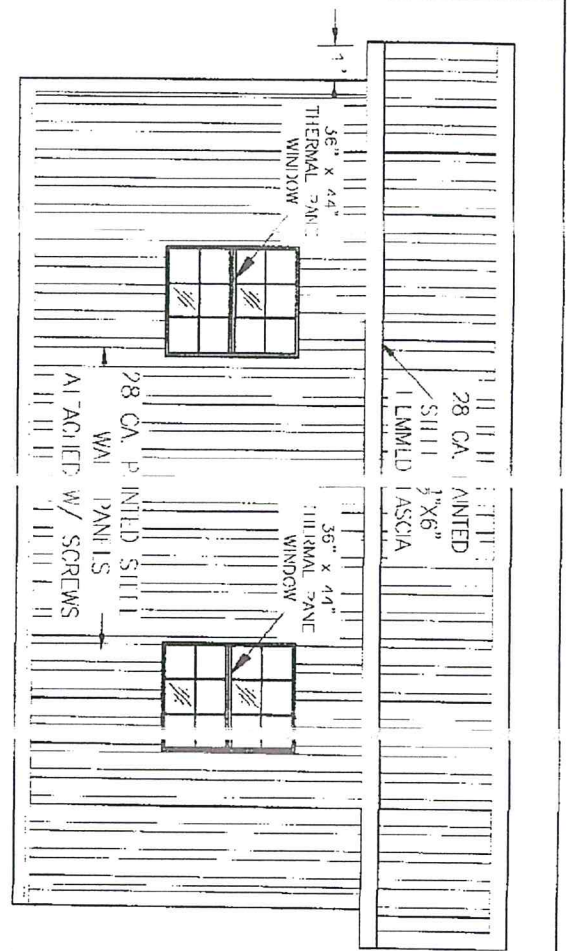
June 30, 2024

File #: 24-0106

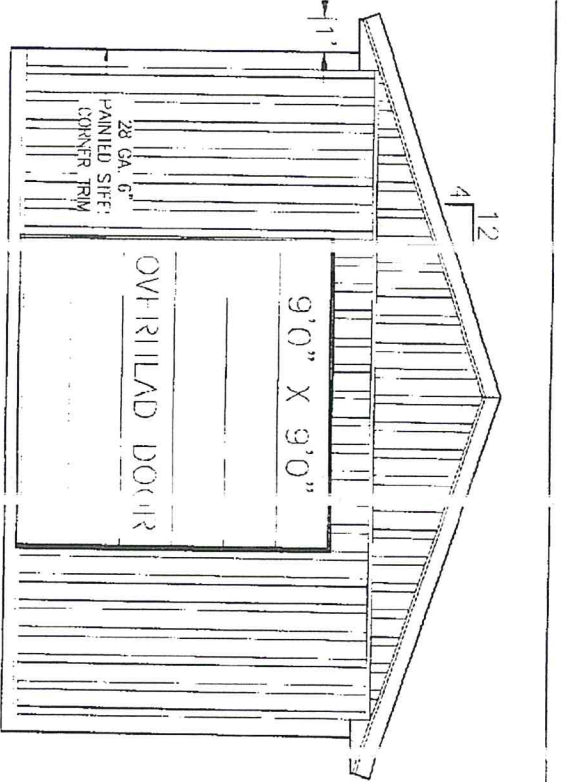
Inv #: 17210

RE: Timothy Harrigle, 8 Riverside Drive, Block 54, Lot 31

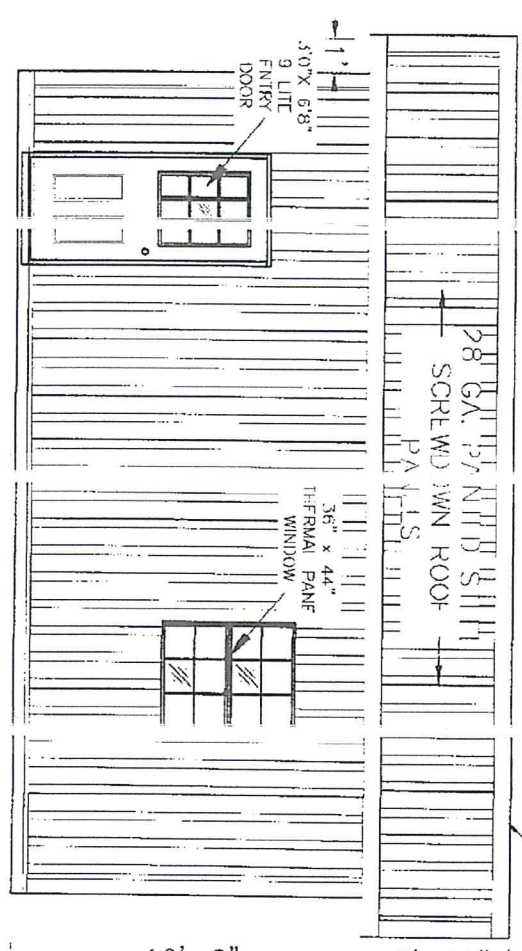
DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jun-20-24	Review of Development Application for Bulk Variance Approval for Pole Barn Garage	0.90	157.50	CN
	Totals	0.90	\$157.50	
	Total Fees & Disbursements			\$157.50
	Previous Balance			\$0.00
	Previous Payments			\$0.00
	Balance Due Now			\$157.50



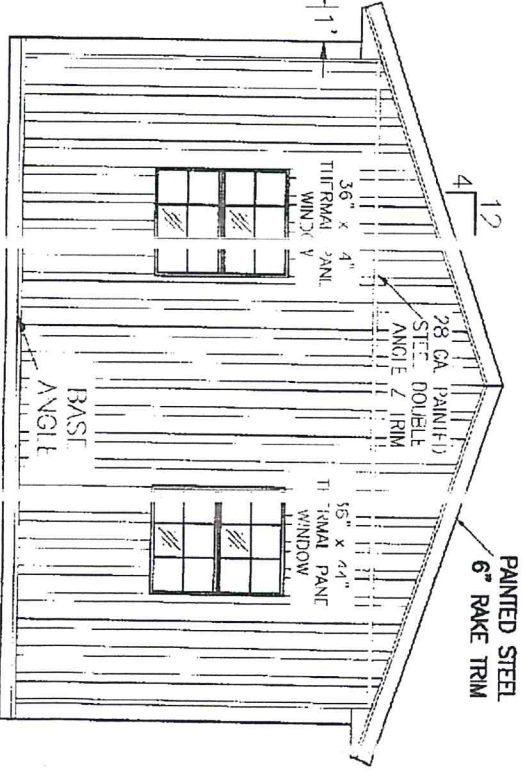
BACK SIDEWALL
SCALE: 3/16" = 1'0"



LEFT ENDWALL
SCALE: 3/16" = 1'0"



FRONT SIDEWALL
SCALE: 3/16" = 1'0"



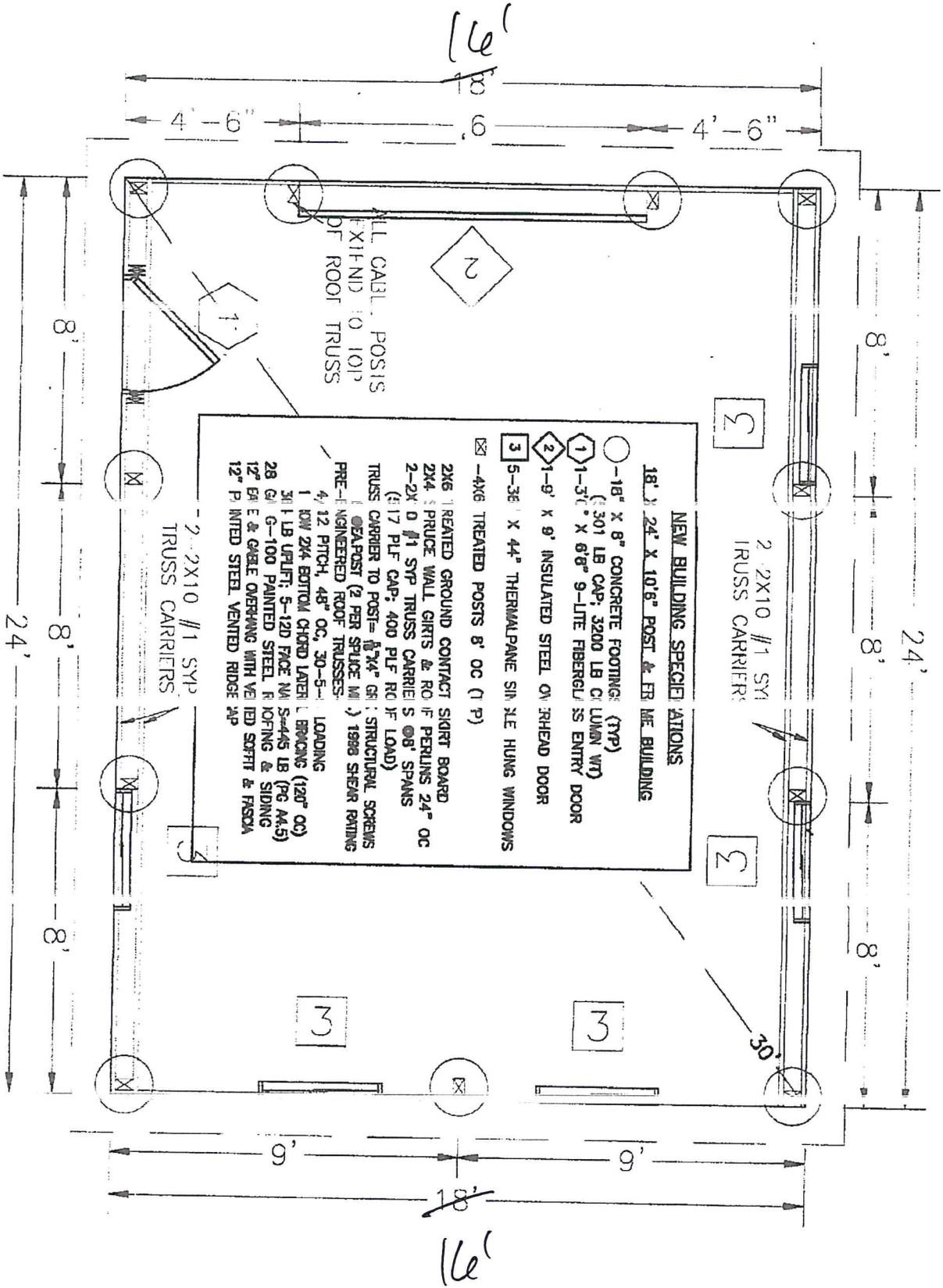
RIGHT ENDWALL
SCALE: 3/16" = 1'0"

POLE BUILDINGS
SHIRK LLC
807 READING ROAD EAST EARL, PA 17519
717-445-6888 FAX 717-445-3001

TIM HARRIGLE
8 RIVERSIDE DRIVE
TUCKERTON, NJ 08087

OWNER: _____
DATE: 11/29/23
SITE: _____
ELEVATIONS: _____
REVISIONS: _____
DRAWN BY: AFS
REV. W: _____
ALL INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF SHIRK POLE BUILDINGS. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SHIRK POLE BUILDINGS. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.

A.2



FLOOR PLAN
 SCALE: 1/4" = 1'0"

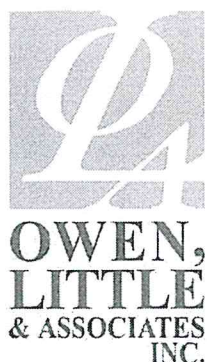
TIM HARRIGLE
 8 RIVERSIDE DRIVE
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SHIRK LLC
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REVIEW: _____
 REVISIONS: _____

DATE: 11/28/23
 SITE: _____
 FLOOR PLAN



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.

August 15, 2024

Bass River Township Planning Board

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

Re: Variance Application
Applicant: Timothy B. Harrigle
Block: 54
Lot: 31
Location: 8 Riverside Drive
Zone: VR- Village Residential
OLA File No.: BRPB-24-HARR

Dear Chairman and Board Members:

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

1. Plan of Survey, Tax Map Lot 31, Block 54, Bass River Township, Burlington County, New Jersey. The plan, prepared by Vallee Surveying, LLC is signed by Robert Vallee, NJPE and is dated 01/30/2024 with no revision dates indicated.

The applicant seeks variance approval for deficient side yard setback associated with a 384 SF pole barn.

The 34,500 SF tract is located on the South side of Riverside Drive in the VR- Village Residential Zoning District. The submitted survey indicates the property is presently developed with an existing residential dwelling and an accessory shed.

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

A. Zoning (VR)- Village Residential Zone

	Required	Proposed
Minimum Lot Area	3.2 AC	.79 AC ¹
Minimum Lot Width	100 FT	90 FT ¹
Minimum Front Yard Setback	40 FT	23.52 FT ¹
Minimum Rear Yard Setback	30 FT	>30 FT
Minimum Side Yard Setback	20 FT	>20 FT
Maximum Building Height	35 FT	<35 FT
Maximum Coverage	20%	<20%
Minimum Accessory Front Setback	40 FT	>40 FT
Minimum Accessory Rear Setback	30 FT	>30 FT
Minimum Accessory Side Setback	20 FT	5 FT*

*Variance Required ¹Existing Non-Conformity

113 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412
www.owenlittle.com
info@owenlittle.com

Minimum Accessory Side Yard Setback (295-12) – A Minimum Side Yard Setback of 20 FT is required; 5 FT Proposed. (For accessory structures greater than 100 SF setback must meet principal structure standards). The applicant has noticed for the variance for the 5 foot setback.

2. Submission and Improvement Waivers Required: None.

B. General Comments

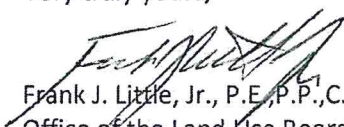
1. Environmental Considerations – None
2. Grading and Drainage-
 - a. No grading concerns are raised.
 - b. Based on the overall lot area and nature of new construction, no stormwater runoff concerns are raised.
3. Although the use is permitted, the applicant should be prepared to provide supportive testimony in conjunction with the variance relief which is requested.

C. Technical Revisions and/or Corrections – None except as may be required by the Board.

Please be advised that the comments detailed above are based on our initial review of the application. Additional comments and/or required 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 Land Use Board Engineer

FJL:DFK:caa

CC: Natalie Lewis, Planning Board Secretary (nlewis@bassriver-NJ.org)
Chris Norman, Esq., Land Use Board Attorney (cnorman@theplattlawgroup.com)
Timothy Harrigle, Applicant (mit9464@aol.com)