



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

**WILLIAM “RICK” ADAMS**  
MAYOR

**LOUIS BOURGUIGNON**  
DEPUTY MAYOR

**JANE ALLEN**  
COMMISSIONER

**JENNY GLEGHORN**  
TOWNSHIP CLERK

(Subject to change pursuant to N.J.S.A. 10:4-8(d) – this agenda is tentative to the extent known at time of posting)

**AGENDA FOR PLANNING / ZONING BOARD MEETING**  
**MAY 21, 2025 – 7:00 P.M.**

**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 January 9, 2025.
- This Notice was given to the Municipal Clerk and posted on the bulletin board in the Municipal Building and on the Township website.

**PROFESSIONALS**

Planning Board Attorney

Christopher J. Norman, Esq. - The Platt Law Group

Planning Board Engineer

Frank Little, P.E. - Owen, Little & Associates, Inc.

Planning Board Admin/Secretary

Natalie Lewis

**RECORD OF ATTENDANCE / ROLL CALL**

BOARD MEMBERS	CLASS	TERM EXPIRES	PRESENT	ABSENT
1. William “Rick” Adams	Class 1 - Mayor	12/31/2025		
2. Jane Allen	Class 3 - Commissioner	12/31/2025		
3. Cindy Ann Ruffo	Class 4 - Resident	12/31/2025		
4. Robert Neuweiler	Class 4 - Resident	12/31/2025		
5. Richard Steele	Class 4 - Resident	12/31/2025		
6. Stacy D. Turlish	Class 4- Resident	12/31/2026		
7. James McGettigan	Class 4- Resident	12/31/2026		
8. Barbara Dillion	Class 4- Resident	12/31/2027		
9. Malinda Fritz	Class 4- Resident	12/31/2027		
10. John Ewert	Alt 1 - Resident	12/31/2025		
11. Carrie Crowley	Alt 2 - Resident	12/31/2026		

## **RESOLUTIONS FOR MEMORIALIZATION**

- **Resolution 2025-07**
  - Grano - 324 Ash Road - Block 31.04 Lot 6 – Variance Application
- **Resolution 2025-08**
  - Hagen - 48 Ishmael Road - Block 35 Lot 2 – Variance Application

## **MINUTES SUBMITTED FOR APPROVAL**

Minutes for the meeting of: April 16, 2025.

**CORRESPONDENCE:**                      **None**

**BUSINESS/APPLICATIONS:**        **None**

## **PUBLIC COMMENT**

- **Reminder:**    Kindly stand up and speak with a strong, clear voice.
- **Reminder:**    Planning Board meetings are regarding Municipal Land Use matters only.
  - Public Comment - open.
  - Public Comment - closed.

**DISCUSSION:**                      Cannabis Regulatory

**ADJOURNMENT**                      Time: \_\_\_\_\_ p.m.

**PUBLIC NOTICE**                      Next scheduled meeting is:    June 18, 2025, at 7:00 p.m.

**TOWNSHIP OF BASS RIVER  
LAND USE BOARD  
RESOLUTION 2025-7**

**CHRISTOPHER GRANO AND KELLY GRANO  
324 ASH ROAD - BLOCK 31.04 - LOT 6  
BULK VARIANCE APPROVAL TO PERMIT CONSTRUCTION OF  
16' X 20' (320 SQUARE FOOT) ACCESSORY POLE BARN**

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**WHEREAS**, Applicant, Christopher Grano, requests bulk variance approval to permit construction a new 16' X 20' accessory pole barn with concrete slab and electricity with bulk variance from side-yard setback (10-feet proposed; 15-feet required) and rear-yard setback (10 feet proposed; 50 feet required) requirements on his 0.3-acre residential property at 324 Ash Road in the R-1 Residential Zoning District, which property is more particularly described as Block 31C, Lot 6 on the Tax Map of the Township of Bass River; and

**WHEREAS**, Applicant submitted the following exhibits in support of the Application:

- A-1 Application Form, dated, 2/23/25;
- A-2 Plan of Survey, prepared by East Coast Engineering, dated 2/24/03;
- A-3 Report of the Bass River Land Use Board Engineer, dated March 11, 2025, consisting of two (2) pages; and

**WHEREAS**, Applicant provided public and personal notice in accordance with the requirements of N.J.S.A. 40:55D-12; and

**WHEREAS**, after hearing and considering the testimony of Applicant, and the exhibits submitted with the application, the March 11, 2025, report and testimony of the Planning Board Engineer, the Land Use Board finds as follows:

1. Applicant requests bulk variance approval to permit construction a 16' X 20' accessory pole barn with concrete slab and electricity on his residential property at 324 Ash Road in the R-1 Residential Zoning District. The subject property is undersized, consisting of 0.3 acres, and is developed with a single-family dwelling. The proposed accessory garage is a permitted use in the R-1 Zone.
2. Applicant requests a bulk variance with bulk variance from side-yard setback (10-feet proposed; 15-feet required) and rear-yard setback (10-feet proposed; 50 feet required) requirements.
3. Applicant testified that the requested variance relief is necessitated based upon "undue hardship," due to the undersized nature of his residential lot, and the location of the existing septic system, which prevents him from siting a garage within a conforming side- and rear-yard setback. Applicant testified that the garage would be compatible to his residential dwelling and will not impair his neighborhood, the R-1 Zone and Master Plan of Bass River Township.

4. The Land Use Board Engineer did not oppose the granting of bulk variance relief.
5. The Land Use Board finds and concludes that the proposed accessory pole-barn should be granted bulk variance relief based upon undue hardship and that it will promote the utility of the residential use of the subject property and by eliminating outdoor storage. The Board further finds that the granting of the requested bulk variance relief will not impair the neighborhood, Zone Plan, which allows residential accessory structures, and Master Plan.
6. The Land Use Board finds that the granting of the requested relief satisfies the terms and conditions of the Land Development Regulations of the Township of Bass River, subject to the conditions hereinafter set forth.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Township of Bass River that the within application for bulk variance relief to permit a 16' X 20' accessory pole barn is hereby granted subject to the following conditions:

1. Applicant shall pay all taxes, fees and required escrow deposits which may be due and owing.
2. Applicant shall comply with the recommendations set forth in the Board Engineer's March 11, 2025, review letter.

**TOWNSHIP OF BASS RIVER  
LAND USE BOARD  
RESOLUTION 2025 – 8**

**RALPH P. HAGEN  
EAST GREENBUSH ROAD / NJSH ROUTE 9 - (BLOCK 35, LOT 2)  
BULK VARIANCE APPROVAL**

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**WHEREAS**, an application was submitted by Ralph Hagen for Bulk Variance Approval to permit a construction of a single-family dwelling with existing accessory pole-barn on real property, located at 48 Ishmael Road, more particularly described as Block 35, Lot 2 as shown on the Tax Map of the Township of Bass River Township; and

**WHEREAS**, a public hearing to consider the application was held on April 16, 2025, in accordance with public and personal notice requirements of the Township's Zoning Ordinance and *N.J.S.A. 40:55D-12 et seq.*; and

**WHEREAS**, the following exhibits were entered into the record:

- A-1 Land Use Application Form, dated February 27, 2025;
- A-2 New Single-Family Residence, Hagen Residence, 48 Ishmael Road, prepared by Zacs Engineering, Inc., dated 9/20/23;
- A-3 Boundary Survey, prepared by Maser Consulting, unsigned and dated 8/8/23 with updated plan showing pole barn;
- A-4 Pole Building Drawings, prepared by Shirk, LLC, dated 12/28/23; and
- A-5 Report of Land Use Board Engineer, Own Little & Associates, Inc., dated 3/11/25, 2024, consisting of three (3) pages; and

**WHEREAS**, after hearing and considering the testimony of Applicant and after considering the report and testimony of the Land Use Board Engineer, the Land Use Board finds as follows:

1. Applicant requests Bulk Variance Approval to permit a construction of a single-family dwelling with existing accessory pole-barn on an undersized 5.1 acre lot at 48 Ishmael Road. The subject property is in the F-Forest Zoning District, which requires a minimum lot size of 15-acres. The subject property is currently vacant, except for a 40' X 72' accessory pole barn that was constructed by the Applicant without permits.
2. Applicant testified that it is located adjacent to State Forest Land on one side. The other adjoining lot is 5.59 acres. Applicant testified that there is no adjoining property to acquire that would eliminate the need for bulk variance relief from the minimum 15-acre lot area requirement.
3. Mark Duym, son of the original owner of the lot, testified that the lot was created in 1976 before the existence of the Pinelands Commission and the Forest Zoning District and its 15-acre minimum lot size requirement.

4. The Land Use Board Engineer reviewed his March 11, 2025 report and noted that, contrary to his report which relied upon an outdated area map, the lot fronts on an improved street and will not require the Applicant to submit either a road improvement plan, or planning variance plan to demonstrate that fire safety and emergency vehicles can access the lot and dwelling to ensure fire emergency access. The Board Engineer further opined that Applicant need not present evidence of an updated Letter of Interpretation (LOI) for freshwater wetlands delineation since the wetland area depicted is significantly removed from the proposed site of the residence on the lot..
5. Based upon the forgoing, the Land Use Board finds that Bulk Variance Approval should be granted based upon undue hardship, due to the undersized nature of the lot that was created approximately 50 years ago. The Board further finds that the 5-acre lot can accommodate a residential dwelling that will otherwise conform with the Land Development Regulations of the Township of Bass River. The Board notes that similar sized lots exist in the neighborhood and directly adjacent to the subject lot, thus there will not be an impairment to the neighborhood, Zone Plan or Master Plan of Bass River Township. The subject property is not located in lands under the Pinelands Commission's jurisdiction.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Township of Bass River that the within application for Bulk Variance Approval, as set forth above, is hereby granted subject to the following conditions:

1. Applicant shall pay all taxes, fees and required escrow deposits which may be due and owing.
2. Applicant shall comply with the recommendations set forth in the March 11, 2025, report of the Land Use Board Engineer, as amended to recognize the existing fully improved roadway providing access to the lot and the lack of need for an updated LOI delineating the location of wetlands.
3. Applicant shall apply for any permits required for the 40' X 72' existing accessory pole-barn.
4. Applicant shall obtain any required outside agency approvals, if required.