

TOWNSHIP OF BASS RIVER
PLANNING BOARD
RESOLUTION #2023-03

Thomas J. Gormley, Sr.
9 Adams Avenue
(Block 54, Lots 29 and 29A)

Bulk Variance Approval to Permit Accessory 24' X 36' Residential Pole-Barn Garage

WHEREAS, Applicant, Thomas J. Gormley, Sr. requests bulk variance approval to permit demolition of existing 25' X 44' accessory residential garage in order to construct a new 24' X 36' accessory residential pole-barn garage within a 10' front-yard setback off Millers Lane on his residential property at 9 Adams Avenue in the New Gretna Village (NGV) Zoning District, which property is more particularly described as Block 54, Lots 29 and 29a 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 June 20, 2023;
- A-2 Survey of Property with Proposed Pole-Barn location, dated January 20, 2022;
- A-3 Pinelands Certificate of Filing, dated April 25, 2022; and
- A-3 Report of the Bass River Planning Board Engineer, dated July 12, 2023, consisting of two 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, the exhibits submitted with the application, the July 12, 2023 report and testimony of the Planning Board Engineer and comments from neighboring property owners at the July 19, 2023 public hearing, the Planning Board finds as follows:

1. Applicant requests bulk variance approval to permit demolition of existing 25' X 44' accessory residential garage in order to construct a new 24' X 36' accessory residential garage within a 10' front-yard setback off Millers Lane on his residential property at 9 Adams Avenue in the New Gretna Village (NGV) Zoning District. The subject property is undersized in terms of lot area (0.82 acres existing and proposed; 3.2 acre minimum required).
2. Applicant requests a bulk variance from the minimum front-yard setback (40 feet minimum required; 10 feet proposed).
3. Mr. Gormley testified that the requested variance relief is necessitated based upon "undue hardship", due to the undersized nature of the lot and that it will be an aesthetic improvement of the existing garage to be demolished. Mr. Gormley testified that it would match the residential dwelling in terms of the color scheme but will have a metal roof.
4. The Planning 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 by eliminating outdoor storage. The Board further finds that the granting of the requested bulk variance relief will not substantially impair the neighborhood, Zone Plan, which allows residential accessory structures, and Master Plan.
5. The Planning 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 Planning Board of the Township of Bass River that the within application for bulk variance relief to permit a 24' X 36' accessory residential pole-barn garage 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 July 12, 2023 review letter.

Certified to be a true and correct copy of a Resolution adopted by the Planning Board at its meeting of August 16, 2023.

DATED:

TOWNSHIP OF BASS RIVER
PLANNING BOARD

ATTEST:



LAURA MOYER, SECRETARY



RUSSELL BIEN, CHAIRMAN

Motion to Approve by Ruffo, Seconded by Steele – Ruffo, Steele, Capriglione, Bien, DeLois, Allen

Opposed: Neuweiler

Abstentions: Buzby-Cope, Gormley and Adams