

**TOWNSHIP OF BASS RIVER  
LAND USE BOARD**

**RESOLUTION 2024-11**

**CHRISTOPHER AND SHEILA MATHIS  
23 MILLIE ROAD - BLOCK 37, LOT 47  
MINOR SUBDIVISION APPROVAL WITH PLANNING VARIANCE**

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**WHEREAS**, an application was submitted by Christopher and Sheila Mathis for Minor Subdivision Approval to subdivide Block 37, Lot 47, a 90.5-acre lot, into three (3) residential lots, with Planning Variance to allow them with access on an unimproved street, on property located at 23 Millie Road 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 July 17, 2024, 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, with cover letter dated June 3, 2024;
- A-2 Minor Subdivision Plan, prepared by Michael D. Fasy & Associates Surveyors and Planners, dated 12/19/23, consisting of one sheet;
- A-3 Property Survey, prepared by Michael D. Fasy & Associates Surveyors and Planners, dated 12/19/23, consisting of one sheet;
- A-4 Report of Land Use Board Engineer, Owen Little & Associates, Inc., dated June 7, 2024, consisting of four (4) pages; and

**WHEREAS**, after hearing and considering the testimony of Applicant, Chris Mathis, and his professional engineer from the engineering firm Nelke, Constantine & Associates, Inc. and after considering the report and testimony of the Land Use Board Engineer, the Land Use Board finds as follows:

1. Applicant requests Minor Subdivision Approval to subdivide an existing 90.5-acre parcel into three (3) residential lots on property located at 23 Millie Road. The subject property is in the F- Forest Area Zoning District. The subject property is currently developed with a one-story single-family dwelling and barn associated with an existing farm.
2. Each of the three proposed lots would conform to bulk zoning requirements. Proposed Lot 47.01, consisting of 16.639-acres, would contain the existing dwelling occupied by the Applicants. Proposed Lot 47.02, consisting of 6.415 acres, would be a vacant lot to be conveyed to family members. Proposed Lot 47.03, consisting of 90.559 acres would contain Applicant's family farm with barn other related accessory structures, including sheds and fencing.
3. Applicant requested a planning variance, pursuant to *N.J.S.A. 40:55D-36*, as part of the subdivision since the proposed lots would have frontage on Millie Road, an unimproved street. Applicant agreed to submit cross-easements providing for the maintenance of the unimproved road for review by the Land Use Board Engineer and Attorney. Applicant further agreed to submit a road maintenance plan for the Board Engineer's review and approval to ensure access for fire emergency vehicles and proper drainage.
4. Applicant posed no objection to the recommendations set forth in the Land Use Board Engineer's report of June 7, 2024.

5. Based upon the forgoing, the Land Use Board finds that the Minor Subdivision Plan fully conforms with 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 Minor Subdivision Approval with Planning Variance, as set forth above, is hereby granted subject to the following conditions:

1. Applicant shall submit revised plans incorporating all the required revisions and/or notations referenced during the Land Use Board hearings on this application and shall contain all the agreed upon revisions and/or notations contained within afore-referenced Planning Staff and/or Consultant's reports as agreed upon during said hearings.
2. Applicant shall pay all taxes, fees and required escrow deposits which may be due and owing.
3. Applicant shall comply with the recommendations set forth in the June 7, 2024, report of the Land Use Board Engineer.
4. Applicant shall submit cross-easements providing for the maintenance of the unimproved road for review and approval by the Land Use Board Engineer and Attorney.
5. Applicant shall obtain any required outside agency approvals, if required.
6. If the Minor Subdivision Plan is filed by Deed, Applicant shall submit the form of proposed deeds and legal descriptions for the review and approval by the Board Engineer and Attorney.

**RESOLUTION FOR MEMORIALIZATION:**

- Minor Subdivision 23 Millie Road, Block 37, Lot 47
  - A motion was made and seconded to approve.
  - Made: Neuweiler
  - Seconded: Crowley
  - Motion: Carried

BOARD	YES	NO	ABSTAINED	ABSENT
William R. Adams - Mayor		X		
Jane Allen - Commissioner			X	
Cindy Ann Ruffo	X			
Abigail C. Spagnola				X
Robert Neuweiler	X			
Richard Steele	X			
Mary DeLois			X	
Winfield G. Allen. Jr.				X
Carrie Crowley	X			

DATED: August 21, 2024

TOWNSHIP OF BASS RIVER  
LAND USE BOARD

ATTEST:

*Natalie Lewis*

NATALIE LEWIS  
SECRETARY

*Cindy Ruffo*

CINDY RUFFO  
CHAIR