

**TOWNSHIP OF BASS RIVER
LAND USE BOARD**

RESOLUTION 2024-12

**TIMOTHY B. HARRIGLE
8 RIVERSIDE DRIVE - BLOCK 54, LOT 31
BULK VARIANCE APPROVAL TO
PERMIT CONSTRUCTION OF 16' X 24' RESIDENTIAL GARAGE**

WHEREAS, Applicant, Timothy B. Harrigle, requests bulk variance approval to permit construction a new 16' X 24' accessory residential garage with concrete pad and electricity with bulk variance from side-yard setback requirements (5-feet proposed; 20-feet required) on his residential property at 8 Riverside Drive in the VR-Village Residential Zoning District, which property is more particularly described as Block 54, Lots 31 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, received, 8/14/24;
- A-2 Plan of Survey, prepared by Vallee Surveying, LLC, dated 1/30/24;
- A-3 Report of the Bass River Land Use Board Engineer, dated August 15, 2024, 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, and the exhibits submitted with the application, the August 12, 2024, report and testimony of the Planning Board Engineer, the Land Use Board finds as follows:

1. Applicant requests bulk variance approval to permit construction of a 16' X 24' accessory residential garage with concrete pad and electricity on his residential property at 8 Riverside Drive in the VR-Village Residential Zoning District. The subject property is undersized, consisting of 0.79 acres, and is developed with a single-family dwelling. The proposed accessory garage is a permitted use in the VR Zone.
2. Applicant requests a bulk variance with bulk variance from side-yard setback requirements (5-feet proposed; 20-feet required) to permit the construction of the garage. The existing dwelling has pre-existing non-conforming setbacks due to the undersized nature of the lot but does not require the granting of bulk variance because no change or expansion to the dwelling is proposed.
3. Mr. Harrigle testified that the requested variance relief is necessitated based upon "undue hardship," due to the narrowness and undersized nature of his residential lot, and the location of the existing dwelling, driveway, and septic system, each of which prevents him from siting a garage within a conforming side-yard setback. Mr. Harrigle testified that the garage would be compatible to his residential dwelling and will not impair his neighborhood, the VR Zone Plan 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 garage 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 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 24' accessory residential 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 August 15, 2024, review letter.

Certified to be a true and correct copy of a Resolution adopted by the Land Use Board at its meeting of September 18, 2024.

DATED: SEPTEMBER 18, 2024

TOWNSHIP OF BASS RIVER
LAND USE BOARD

ATTEST:

Natalie Lewis

NATALIE LEWIS
SECRETARY

Cindy Ruffo

CINDY RUFFO
CHAIR

Motion to approve the application.

Made: Neuweiler
Seconded: DeLois

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				
Winfield G. Allen. Jr.				X
Stacy D. Turlish			X	
Carrie Crowley	X			