



BASS RIVER TOWNSHIP

3 North Maple Avenue - Post Office Box 307

New Gretna, New Jersey 08224

(609) 296-3337

www.bassriver-nj.org

LAND USE BOARD

RESOLUTION 2024-13

GEORGE KURTZ

EAST GREENBUSH ROAD/NJSH ROUTE 9 - (BLOCK 16, LOT 38)

MINOR SUBDIVISION APPROVAL

WHEREAS, an application was submitted by George Kurtz for Minor Subdivision Approval to subdivide Block 16, Lot 38 into three (3) building lots on property located at East Greenbush Road/NJSH Route 9 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 October 16, 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, dated September 5, 2024;
- A-2 Minor Subdivision Plan of Tax Map Lot 16 in Block 38, prepared by Nelke, Constantine & Assoc., dated June 14, 2024, consisting of one sheet;
- A-3 Public Notice of Application served upon property owners within 200' of the Subject Property and published in the Atlantic City Press more than ten days before the public hearing;
- A-4 Report of Land Use Board Engineer, Own Little & Associates, Inc., dated September 30, 2024, consisting of three (3) pages;

- A-5 Supplemental Report of Land Use Board Engineer, Own Little & Associates, Inc., dated October 11, 2024, consisting of one (1) page; and
- A-6 Proposed deed restrictions consisting of two (2) pages.

WHEREAS, after hearing and considering the testimony of Applicant and their professional engineer 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 11.6-acre parcel into three (3) lots on property located at East Greenbush Road/NJSH Route 9. The subject property is located in the HC – Highway Commercial Zoning District. The subject property is currently vacant.
2. Each of the three (3) proposed lots would conform to bulk zoning requirements. Proposed Lot 16.01 would consist of 3.0 acres, the proposed Lot 16.02 would consist of 6.6 acres, and the proposed Lot 16.03 would consist of 2.0 acres and be serviced by an alternate design septic system.
3. Applicant posed no objection to the recommendations set forth in the Land Use Board Engineer’s report of September 30, 2024.
4. 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, as set forth above, is hereby granted subject to the following conditions:

1. Applicant shall submit revised plans incorporating all of the required revisions and/or notations referenced during the Land Use Board hearings on this application and shall contain all of the agreed upon revisions and/or notations contained within aforementioned 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 September 30, 2024 report of the Land Use Board Engineer.
 4. Applicant shall obtain any required outside agency approvals, if required.
 5. Applicant shall require all potential future purchasers of the subdivided lots to execute and deliver the proposed deed restrictions submitted as an exhibit during the Land Use Board hearing.
- A motion was made and seconded to approve Resolution 2024-13 - November 20, 2024.
 - Motion: Steele
 - Seconded: Adams
 - All in Favor Yes
 - Motion: Carried

BOARD	YES	NO	ABSTAIN	ABSENT
WILLIAM "RICK" 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
STACY D. TURLISH				
JOHN EWERT			X	
CARRIE CROWLEY	X			

DATED: November 20, 2024

TOWNSHIP OF BASS RIVER
LAND USE BOARD

ATTEST:

Natalie Lewis

NATALIE LEWIS
SECRETARY

Cindy Ruffo

CINDY RUFFO
CHAIR