



## **BASS RIVER TOWNSHIP**

3 North Maple Avenue - Post Office Box 307

New Gretna, New Jersey 08224

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**WILLIAM "RICK" ADAMS**  
MAYOR

**LOUIS BOURGUIGNON**  
DEPUTY MAYOR

**JANE ALLEN**  
COMMISSIONER

**JENNY GLEGHORN**  
TOWNSHIP CLERK

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### **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.

A motion was made and seconded to approve Resolution 2025-8.

- Motion: Dillon
- Seconded: McGettigan
- All present were in favor of the motion.
- Motion: Carried

BOARD MEMBERS	Yes	No	Abstain	ABSENT
1. William “Rick” Adams				x
2. Jane Allen				x
3. Cindy Ann Ruffo	x			
4. Robert Neuweiler				x
5. Richard Steele	x			
6. Stacy D. Turlish	x			
7. James McGettigan	x			
8. Barbara Dillion	x			
9. Malinda Fritz	x			
10. John Ewert				x
11. Carrie Crowley			x	

Adopted: May 21, 2025

*Natalie Lewis*

Administrator / Recording Secretary  
Planning / Zoning Board  
Natalie Lewis

*Cindy Ruffo*

Chair  
Cindy Ruffo