



# BASS RIVER TOWNSHIP

BURLINGTON COUNTY – NEW JERSEY

3 North Maple Avenue - Post Office Box 307 - New Gretna, New Jersey 08224

(609) 296-3337 / [www.bassriver-nj.org](http://www.bassriver-nj.org)

WILLIAM "RICK" ADAMS  
MAYOR

LOUIS BOURGUIGNON  
DEPUTY MAYOR

JANE ALLEN  
COMMISSIONER

JENNY GLEGHORN  
TOWNSHIP CLERK

## LAND USE BOARD RESOLUTION 2026-7

### MARK AND JOAN WALLIS 2045 HAMMONTON ROAD - BLOCK 57 LOT 45.02 BULK VARIANCE APPROVAL TO PERMIT CONSTRUCTION OF A 30' X 40' (1,200 SQUARE FOOT) ACCESSORY POLE BARN GARAGE

**WHEREAS**, Applicant, Mark and Joan Wallis, requests bulk variance approval to permit construction of a 30' X 40' accessory pole barn garage with bulk variance from side-yard setback (15-feet proposed; 20-feet required) and rear-yard setback (10 feet proposed; 30 feet required) requirements on their 1.7-acre residential property at 2045 Hammonton Road in the VR Village Residential Zoning District, which property is more particularly described as Block 57, Lot 45.02 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;
- A-2 Plan of Survey, prepared by Nelke, Constantine & Associates, Inc., dated 5/12/86, last revised to 2/87;
- A-3 Report of the Bass River Land Use Board Engineer, dated February 18, 2026, consisting of two (2) pages; and
- A-4 Proposed Elevations for Pole Barn Shed; 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 February 18, 2026 report and testimony of the Land Use Board Engineer, the Land Use Board finds as follows:

1. Applicant requests bulk variance approval to permit the construction of a 30' X 40' accessory pole barn garage on his residential property at 2045 Hammonton Road in the VR Village Residential Zoning District. The subject property is undersized, consisting of 1.7 acres, and is developed with a single-family dwelling. The proposed accessory garage is a permitted use in the VR Village Residential Zone.
2. Applicant requests a bulk variance with a bulk variance from side-yard setback (15-feet proposed; 20-feet required) and rear-yard setback (10-feet proposed; 30-feet required) requirements.
3. Applicant testified that the garage would be compatible with his residential dwelling and will be used to park two motor vehicles, a boat, and a lawnmower. Applicant agreed to submit and record a deed restriction that the garage may only be used for accessory residential purposes. Applicant indicated the granting of the bulk variances and will not substantially impair his neighborhood, Zone Plan, and Master Plan of Bass River Township as no tree removal will be required, and the rear of this property, where the pole barn garage will be sited, is screened by a wooded area. The applicant also proposes to construct a conforming 6' high vinyl fence.
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 because it will promote the utility of the residential use of the subject property. 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.
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 30' X 40' accessory pole barn garage is hereby granted subject to the following conditions:

1. Applicant shall pay all taxes, fees, and required escrow deposits that may be due and owing.
2. Applicant shall comply with the recommendations set forth in the Board Engineer's February 18, 2026, review letter.

3. Applicant shall submit a form of deed restriction for review and approval by the Board Attorney that the proposed pole barn garage will be used for accessory residential purposes only and shall thereafter record the same with the Burlington County Clerk's Office.

Certified to be a true and correct copy of a Resolution adopted by the Land Use Board at its meeting of April 15, 2026.

April 15, 2026

TOWNSHIP OF BASS RIVER  
LAND USE BOARD

ATTEST:

*Natalie Lewis*

NATALIE LEWIS, SECRETARY

*Stacy D. Turlish*

Stacy D. Turlish, Co-CHAIR

Motion to Approve by \_\_\_\_\_, Seconded by \_\_\_\_\_

Opposed: None

Abstentions: Cindy Ruffo