

**TOWNSHIP OF BASS RIVER
LAND USE BOARD**

**RESOLUTION 2024-8
PAUL & TERI SUAREZ
5901 ROUTE 9 - (BLOCK 37, LOT 4)
MINOR SUBDIVISION APPROVAL**

WHEREAS, an application was submitted by Paul & Teri Suarez for Minor Subdivision Approval to subdivide Block 37, Lot 4 into two (2) residential lots on property located at 5901 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 January 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, dated December 14, 2023;
- A-2 Minor Subdivision Plan of Tax Map Lot 4 in Block 37, prepared by Vallee Surveying, Inc, dated October 16, 2023, 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 January 9, 2024, consisting of two (2) pages; and

WHEREAS, after hearing and considering the testimony of Applicants and their professional land surveyor 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 20.45 acre parcel into two (2) lots on property located at 5901 Route 9. The subject property is in the Forest and Rural Zoning District. The subject property is currently developed with a two-story framed residential dwelling.
2. Each of the two proposed lots would conform to bulk zoning requirements. Proposed Lot 4.01 would consist of 14.46 acres and retain the existing residential dwelling and proposed Lot 4.02 would consist of 6-acres. Applicant Teri Suarez testified that the purpose of the residential subdivision is to create a vacant lot to convey to their son.

3. Applicant posed no objection to the recommendations set forth in the Land Use Board Engineer's report of January 9, 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 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 January 9, 2024, report of the Land Use Board Engineer.
4. Applicant shall obtain any required outside agency approvals, if required.

DATED: March 6, 2024

TOWNSHIP OF BASS RIVER
LAND USE BOARD

ATTEST:

Natalie Lewis

NATALIE LEWIS
SECRETARY

Abigail C. Spagnola

ABIGAIL C. SPAGNOLA
VICE CHAIR