

# GLADSTONE DESIGN, Inc.

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June 26, 2020  
984-03

Ms. Janine DeLeon  
Bedminster Township Land Use Board  
1 Miller Lane  
Bedminster, NJ 07921

Re: Bedminster Farms  
Preliminary and Final Major Subdivision Plans  
Block 39, Lots 12, 15, & 21, 1120 & 1320 Lamington Road  
Bedminster Township, Somerset County, New Jersey

Dear Ms. DeLeon,

On behalf of the applicant Bedminster Farms, the Subdivision Plans and associated documents have been revised to address comments in the Township Engineer and Township Planner's review memos.

In response to the Township Engineer's review memo dated June 5, 2020, we offer the following comments.

## I. Completeness Review

- A. The application has been approved by the Bedminster Township Board of Health, with the exception of Proposed Lot 12.07. Proposed Lot 12.07 was not approved due to the location of the primary and reserve septic disposal fields in relation to the freshwater wetlands. Additional soil testing has been completed on Proposed Lot 12.07, and witnessed by a representative of the Bedminster Township Board of Health, which located a primary and reserve septic disposal areas outside of the required setback to the freshwater wetlands. An application for amended approval has been submitted to the Bedminster Township Board of Health for review and approval of the new primary and reserve septic disposal areas. Proposed Lot 12.06 has been merged with Proposed Lot 12.07 for the purpose of this submission. Once approval is received from the Board of Health the applicant will seek approval from the Land Use Board for further subdivision of Lot 12.07.
- B. The subdivision has been revised to propose a subdivision of eight (8) lots rather than the previously proposed nine (9) lots. The applicant will submit a future application to further subdivide Proposed Lot 12.07 into Proposed Lot 12.06 and Proposed Lot 12.07.
- C. Comment is a statement of fact, no response required.

## II. Subdivision Plans

### A. Sheet 1 – Project Data/Vicinity Plan

1. The project is subject to New Jersey Department of Environmental Protection (NJDEP) freshwater wetlands Letter of Interpretation (LOI) and Flood Hazard Area (FHA) verification. The project received NJDEP FHA verification on February 25, 2020, File No.: 1801-19-004.2 LUP190001, for the entire tract. The project received and NJDEP LOI for Lot 15 on November 28, 2017, File No.: 1801-17-0003.1, an NJDEP LOI for Lots 12 and 21 are pending receipt of the physical copy of the LOI. The wetlands limits and transition areas have been verified by NJDEP, File No.: 1801-19-0004.1.
2. Comment is a statement of fact; the applicant is aware the overall project is classified as a major development and as such each individual lot will comply with the major development stormwater standards at the time of Lot Development Plan.
3. General Note 26 has been revised to include a statement regarding the means by which the roadway, drainage, etc. will be completed. The note was revised to include, "The final course and all remaining common elements will be installed prior to the issuance of the final certificate of occupancy for the project."
4. Comment is a statement of fact; while not legally obligated, the applicant will post a bond for the improvements to the roadway and the associated drainage improvements. The bond will be in place of installing the roadway and drainage improvements prior to filing of the final map.
5. The zoning table has been revised to include the statement regarding the front yard setback.
6. The zoning table has been revised to include the statement regarding the combined side yard setback requirements.
7. The Subdivision Plans have been revised to make the lot layouts (areas, etc.) consistent across the subdivision plats, the zoning table on the cover sheet and the site dimension plan.
8. The Subdivision Plans have been revised to eliminate the variance on Proposed Lot 21.04. Remaining Lots 15 and 21 require variance relief. The variance for lot size on Remaining Lot 15 was previously granted by the Bedminster Township Land Use Board under the 2017 approval.
9. The Resource Constraints chart on the cover sheet has been revised to include the new constraint areas based upon the verified NJDEP constraints. The chart has been revised to include Lot 15 and a total tract calculation.
10. The conservation easement on Lot 12 is not required to be calculated in the resource constraints calculation because it was not a conservation easement imposed by the Township as part of conditions of a site plan or subdivision approval. The conservation easement is a private easement between the property owner and the Upper Raritan Watershed Association.

- B. Sheets 2 and 3 – Existing Conditions and Environmental Constraints Map: The plan sheets have been revised to show the NJDEP verified regulated areas, these include the verified floodplain and flood hazard area, freshwater wetlands and associated transition buffers, and riparian buffers.
  
- C. Sheets 4 and 5 – Preliminary and Final Subdivision Plats: The Subdivision Plats have not been included with the revised submission. The plats will be revised to address the comments in the letter should the Board act favorably on the application.
  
- D. Sheets 6 and 7 – Site Dimension Plan (Preferred Layout)
  - 1. The plans have been revised to include the RSIS required 25-foot curb radii where the private road intersects with Lamington Road.
  - 2. Comment is a statement of fact; the applicant is aware the overall project is classified as a major development and as such each individual lot will comply with the major development stormwater standards at the time of Lot Development Plan.
  - 3. Comment is a statement of fact; the new septic disposal system for remaining Lot 21 will be constructed or bonded prior to the filing of the map.
  - 4. A note has been added to the plan stating all proposed utilities are to be underground.
  
- E. Sheets 8 and 9 – Grading, Drainage, and Utility Plan
  - 1. Larger scale grading plans for each of the basins will be provided should the Board act favorably on the application. The larger scale grading plans will be provided in conjunction with the revised stormwater management design for the project.
  - 2. The grading on the private road has been reviewed to determine the additional portions of the roadway that should be constructed with a crown. Following the review, only a portion of the roadway adjacent to the property line with Lot 21.01 was revised to include a crown. The area adjacent to Lot 21.01 was determined to not utilize a crown due to the existing drainage patterns and the desire to not put undue stormwater runoff on the adjacent property.
  - 3. A note has been added to the plan regarding removal and backfill of existing structures. The note includes abandonment of the well and septic on Remaining Lot 15 in accordance with NJDEP regulations.
  - 4. Comment is a statement of fact, NJDEP Land Use Permits are required for the project. An application will be made to NJDEP for Land Use Permits should the Board act favorably on the application.
  - 5. Larger scale grading plans for each of the basins will be provided should the Board act favorably on the application. Should it be determined that grading for the basins encroaches into NJDEP regulated areas the basins will be modified to prevent the need for NJDEP permitting.
  - 6. A note has been added to the plans regarding removal of the existing septic structure on proposed lot 21.04 in accordance with NJDEP requirements.
  - 7. The stormwater management system will be revised should the Board act favorably

- on the application. At such time of the revisions, the need for an inlet on the westerly side of the private road will be analyzed.
8. The stormwater management system will be revised should the Board act favorably on the application, at such time the control structure information will be revised.
  9. The grading has been revised to show the proposed grading of basin #9 tying back into existing contour 134.
- F. Sheets 10 and 11 – Soil Erosion & Sediment Control Plan: The Soil Erosion plans have not been included with the revised submission. The soil erosion and sediment control plans will be revised to reflect the project extents should the Board act favorably on the application. The plans will be submitted to Somerset-Union Soil Conservation District for certification prior to the start of construction.
- G. Sheet 12 – Driveway Profiles (Preferred Layout)
1. The grading on the private road has been reviewed to determine the additional portions of the roadway that should be constructed with a crown. Following the review, only a portion of the roadway adjacent to the property line with Lot 21.01 was revised to include a crown. The area adjacent to Lot 21.01 was determined to not utilize a crown due to the existing drainage patterns and the desire to not put undue stormwater runoff on the adjacent property.
- H. Sheets 13 and 14 – Construction Details
1. Additional information regarding the construction of the weir within the outlet structure for basin #6 will be provided when the stormwater management system is revised should the Board act favorably on the application.
  2. The bio-retention basin details on the Construction Details has been revised to eliminate the bio-retention basin with an underdrain. At the time of the stormwater management system revisions, should basins with underdrains be required, the plans and construction details will be modified.
  3. Larger scale grading plans for each of the basins will be provided should the Board act favorably on the application. The larger scale grading plans will be provided in conjunction with the revised stormwater management design for the project.
  4. The bio-retention basin detail will be revised to be consistent with the NJDEP BMP Manual.
  5. The spillway elevation will be corrected at the time of the revisions to the stormwater management system.
- I. Site Dimension Plan (Conventional Layout) Sheets 1-2 of 3: The Conventional Layout Site Dimension Plans are not included with the revised submission. The purpose of these plans was to show a more conventional (conforming) subdivision layout. The applicant's engineer has provided testimony regarding the conventional layout and the variances that are associated with the plan.
- J. Driveway Profiles (Conventional Layout) Sheet 3 of 3 – No response required.

K. Sight Distance Plan & Profile (Sheets 1-2 of 2) – No response required.

III. Stormwater Management: The stormwater management facilities for the project have not been revised as part of the revised submission. The applicant and the applicant's engineer will work with the Township Engineer to reasonably address the comments outlined in the review memo. The stormwater management system will be revised to comply with local, County, and State regulations for stormwater management.

In response to the Township Planner's review memo dated June 5, 2020, we offer the following comments.

1. Documents reviewed – No response required
2. Nature of the Application
  - 2.1. Comment is a statement of fact, no response required.
  - 2.2. Comments are a statement of fact, no response required.
  - 2.3. Comments are a statement of fact, no response required.
  - 2.4. Comments are a statement of fact, the variances outlined in the review memo are consistent with what is proposed, with the exception of the variance relief for front yard setback on proposed Lot 21.04. The variance for front yard setback on proposed Lot 21.04 has been eliminated.
  - 2.5. The guest house on proposed Lot 21 is to be removed. This eliminates that pre-existing non-conforming conditions outlined in the review memo.
3. Comments
  - 3.1. The applicant's engineer and planner will provide testimony regarding the access layout and why a more traditional access configuration is not possible.
  - 3.2. The resource conservation calculations on Sheet 1 have been revised to include Lot 15, as well as a calculation for the entire tract.
  - 3.3. Testimony will be provided regarding the status of existing dwellings and structures on the property with an update with what will be removed and what is to remain.
  - 3.4. Testimony will be provided regarding the developable area on each lot and the rationale for the dwelling locations and that natural features are being retained to the maximum extent.
  - 3.5. The guest house is to be removed should the Board act favorably on the application, therefore a variance for an accessory dwelling unit will not be required.
  - 3.6. Testimony will be provided regarding the number, size and type of trees to be removed as part of the application.
  - 3.7. Comment is a statement of fact, the applicant will obtain required outside agency approvals.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

GLADSTONE DESIGN, INC.

A handwritten signature in black ink, appearing to read "Matt", enclosed within a large, stylized loop.

Matt Draheim, L.L.A.

Enclosure