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February 15, 2020

Janine De Leon, Secretary
Bedminster Township Land Use Board
1 Miller Lane
Bedminster, New Jersey 07921

Re: 1120/1310 Lamington Road LLC Major Subdivision
Completeness Review
Block 39, Lots 12, 15,21
1120/1310 Lamington Road
Our Project No. 20BD202

Dear Janine:

The above referenced application requests preliminary and final major subdivision and variance approval for lots 12, 15 and 21 in block 39 along Lamington Road. The proposal is to create a total of eight residential building lots. One of the parcels, lot 15, was the subject of a prior subdivision review before the Board however the conditions of the approval have never been satisfied. The following documents have been submitted in support of the application:

1. Cover letter, dated January 23, 2020, prepared by Michael Lavery, Esq.
2. Land Use Board Application, undated, prepared by Michael Lavery, Esq.
3. Checklist with waiver requests, undated and unsigned.
4. Ownership disclosure
5. Property deeds
6. Resource constraints calculations
7. Agricultural use acknowledgement
8. Environmental Review Scoping Checklist
9. Somerset County Planning Board application, dated January 24, 2020.
10. Subdivision Plans, consisting of 14 sheets, dated January 15, 2020, prepared by Ronald A. Kennedy, PE.
11. Stormwater Management Report, dated January 15, 2020, prepared by Ronald A. Kennedy, PE.
12. Boundary Survey, dated April 22, 2019, prepared by Marc J. Cifone, PLS.

A review of the above documents results in the following comments relative to the completeness of the application:

Checklist Item 3 – Ownership disclosure – The Board Attorney should determine if the disclosure is adequate since it list a trust entity as a 99% owner.

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Checklist Item 7 – Will serve letters from utilities – Not provided

Checklist Item 8 – Certification of completion of improvements – This office has no objection to a waiver.

Checklist Item 15 – Proposed easements, etc. – This office has no objection to the requested waiver.

Checklist Item 17 – Board of Health approval – The applicant has requested a waiver for completeness, however this should be provided.

Checklist Item 35 – Tree locations – A waiver has been requested. While a complete location survey may not be required, information should be provided with respect to the size, type and density of trees to be removed.

Checklist Item 37 – Stream cross sections – This office has no objection to the requested waiver.

Checklist Item 44 – Proposed easements – This office has no objection to the requested waiver.

Based on the above, the application is incomplete.

Very truly yours,



Paul W. Ferriero, PE, CME
Township Engineer

cc: Board Members
Thomas Collins, Esq.
Frank Banisch, PP/AICP